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03 APR 2024

DB 560346

St Angelo's VNCT Ventures LLP
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROA
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. St Angelo's VNCT Ventures LLP** Promoter of the proposed Project "**BROOKSIDE RESIDENCES PHASE II**";

We, **M/s. St Angelo's VNCT Ventures LLP**, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, 2008, having its Corporate Office, at SUN CENTRE No.2, First Floor, Tank Bund Road, Nungambakkam, Chennai – 600034, ("Promoter") of the proposed project do hereby solemnly declare, undertake and state as under:

ST. ANGELOS VNCT VENTURES LLP CHENNAI

1. That, We / Promoter/s are the Owner of the Vacant Residential Plots bearing Plot Numbers **Plot 9 Southern Part & Plot 8, Plot 9 Northern Part & Plot 10, Plot 42; admeasuring a total extent of 6519 SqFt / 605.63 SQM**, comprised in Survey Nos. 240, 242, in the Layout 'Maansarovar Nagar' approved by Chennai Metropolitan Development Authority (CMDA) vide P.P.D.L.O. No. 126 / 2021 in Letter No. L1/13899/2020 dated 31/08/2021, & Layout RERA approved by the Authority vide, TN/ 01/ LAYOUT/ 7108/ 2022, Dated 25.08.2022, situated at Rendamkattalai Village, Kundrathur Taluk (Previously Pallavaram Taluk), Kanchipuram District, and within the Sub Registration District of Pammal and Registration District of Chennai South.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us is on or before 30.04.2029.

4. That seventy per cent of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned.

6. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

ST. ANGELOS VNC VENTURES LLP
CHENNAI

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ST. ANGELOS VNCT VENTURES LLP CHENNAI

Deponent/s

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chennai on this ..... **Day** of ..... **2024**.

ST. ANGELOS VNCT VENTURES LLP CHENNAI

Deponent/s



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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