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தமிழ்நாடு तमिलनाडु TAMILNADU 04 NOV 2024 DH 822259

St Angelo's VNCT Ventures LLP
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN
No. 79/91, VALLUVARKOTTAM HIGH RO
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 "**CREEK RESIDENCES**";

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.Angelo's VNCT VENTURES LLP CHENNAI 600 034

1. That, We / Promoter/s are the Power Holder of All that Piece & Parcel of Vacant Land comprised in Survey No. 119/2 measuring an extent of 1.80 cents and Vacant Land comprised in Survey No. 120/2B measuring an extent of 72.45 cents in all measuring 74.25 Cents, with Patta No. 1264, situated at EErendamkattalai Village, Kundrathur Taluk, Kancheepuram District and We have applied and Obtained Layout Approval for the said Lands admeasuring an extent of 24961 SqFt / 2318.95 SQM, in the Layout approved by C.M.D.A. in PPD/LO No.106/2024 and Permit No. 15823 dated 24.05.2024 by the Member Secretary, Chennai Metropolitan Development Authority (CMDA) vide its letter No.Layout-1/0013/2024 dated 24.05.2024 & Approved by Kundrathur Panchayat Union vide Proceedings Pa.Mu.No. 3471/2024/A3 dated 03.06.2024 and by BDO, EErendamkattalai Panchayat vide Na.Ka. No. 7/2024-2025 dated 18.06.2024 comprised in Survey No.119/2 & 120/2B, situated in EErendamkattalai Village, Kundrathur Taluk, Kancheepuram District, and within the Registration District of South Chennai and sub-registration District of Pammal.

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 31.10.2029.

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.

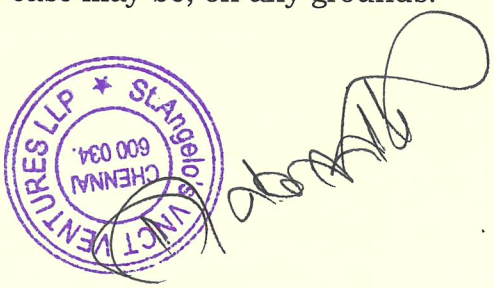
St.Angelo's VNCT VENTURES LLP CHENNAI 600 034.

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.

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.

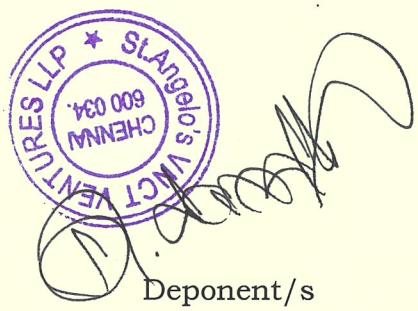



Deponent/s

**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 .....7th..... **Day** of ....NOVEMBER..... **2024**.




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

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### NRI & Investment Services

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### Compliance & Special Services

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



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## 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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We're honored to be part of your real estate journey

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