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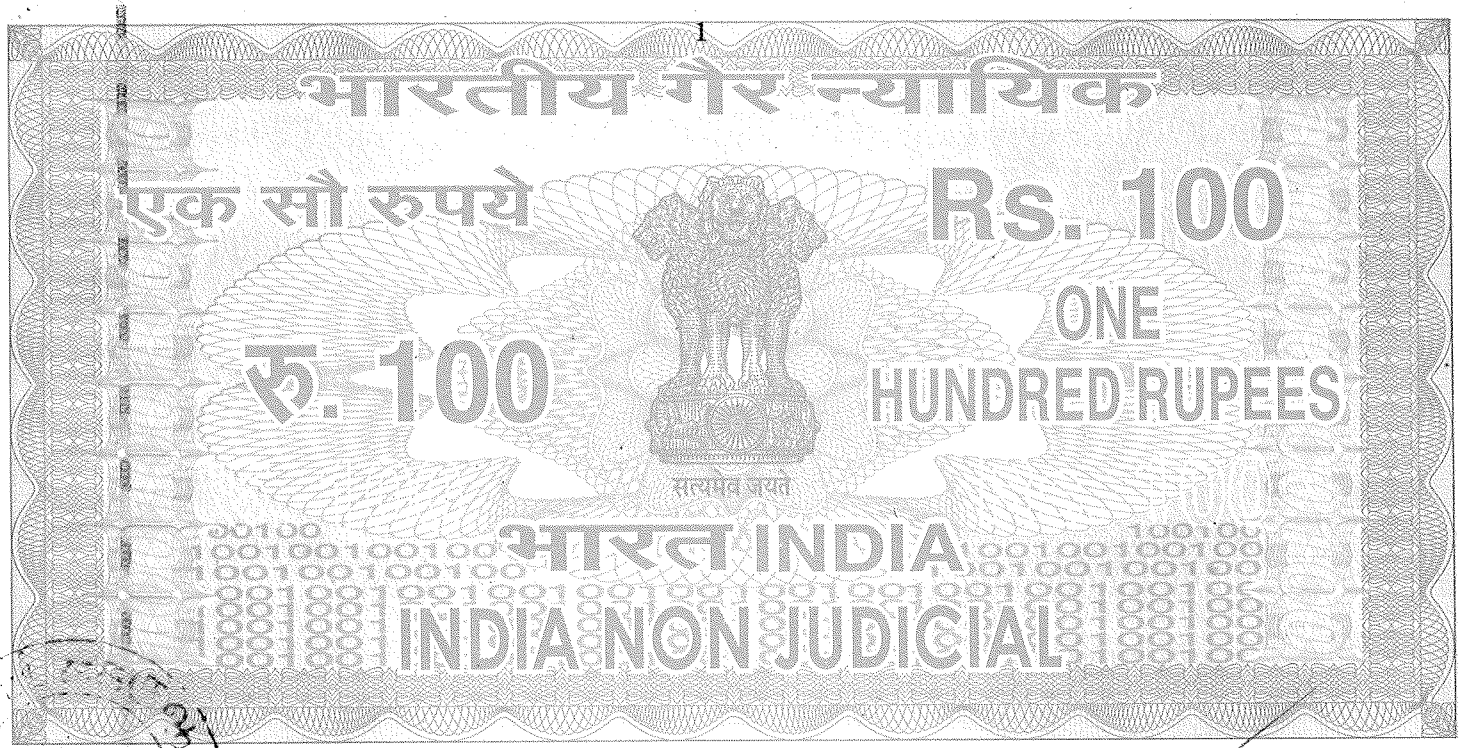
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU

DB 633274
K.R.V. RAJES KUMAR
STAMP VENDOR
L.No. 34/B3/2006
Shop No. 27 TNHB Shopping Complex
Thiruvanmiyur, Chennai - 600 10

18 APR 2024

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. St Angelo's VNCT Ventures LLP** Promoter of the proposed Project "**REGAL VILLAS**";

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:

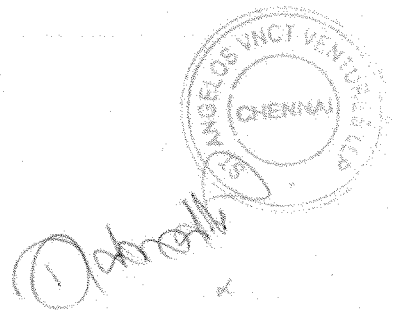
1. That,We / Promoter/s are the Power Holder to the Vacant Land mentioned as Owners Use of Land admeasuring an extent of **25,284 SqFt / 2348.94 SQM**, in the Approved Layout vide Approval No. LP/CLPA No.125/2018 dated 18.06.2018, comprised in Old Survey No.473 (Part), Town Survey No.32/2, Ward No. AK (37), Block No.03, situated in Singanallur village Coimbatore Corporation South Part Town within Coimbatore (South) Taluk of Coimbatore District, and within the Registration District of Coimbatore and sub-registration District of Singanallur.

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 15.03.2029.

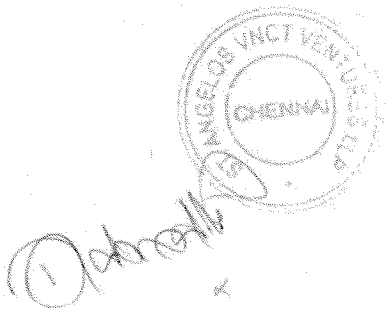
4. That seventy per cent of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as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

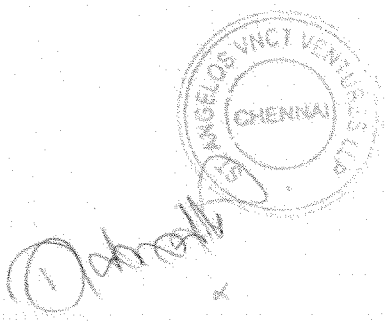


Deponent/s

Verification

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

Verified by me at Chennai on this .26th..... **Day** of ....APRIL..... **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

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

Verified RealEstate™

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

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