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11 JAN 2025

SAMEERA ESTATES PVT LTD

DK 685501

V.BEDHARAJAN
Stamp Vendor
L.No: 1214/20[illegible]/96
Ekkattuthangal, Ch-32
Mobile No: 9710019477

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTE

Affidavit cum Declaration

Ms Sameera Estates Private Limited Represented by its Authority Signatory Mr S.K.Kumar, GPA Behalf of Ms Sameera Shelters India Pvt Ltd & 5 others , having its Office at Sameera 117 Township, Poonamallee-Avadi Main Road, Veeraraghavapuram, Chennai-600 077. PROMOTER of the Proposed Project "**SAMEERA ELITE GARDENS**" do hereby solemnly declare undertake and state as under.

1. That **Ms Sameera Estates Private Limited Represented by its Authority Signatory Mr S.K.Kumar, GPA Behalf of Ms Sameera Shelters India Pvt Ltd & 5 others**, LAND OWNER has a legal title to the land on which the development of the project is proposed Comprised in Survey Nos. **16/2Apt, 16/2B, 20, 21/1A1A1pt, 22/2A1A1A1pt,**

D.KATHIRAVAN, B.Sc., B.L.
ADVOCATE & NOTARY PUBLIC
G.O.(Ms) No.275/2018 S.No.5,
GOVT OF TAMIL NADU
No.84,Main Road, Vayalanallur,
Poonamallee, Chennai-600 072
Cell : 9283712501

For SAMEERA ESTATES PVT LTD

Authorised Signatory

23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt, 27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1A1pt, 38/2, 41/1A1A1A1pt, 41/3pt & 42/2 situated at **Parivakkam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee & Parivakkam Panchayat Union Limit, Tamilnadu State** and **Ms Sameera Estates Private Limited Represented by its Authority Signatory Mr S.K.Kumar, GPA Behalf of Ms Sameera Shelters India Pvt Ltd & 5 others,**

who possess a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and PROMOTER for development of the project is enclosed herewith.

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

3. That the time period within which the project is completed by Promoter **December 2029**.

4. That seventy per cent of the amounts realised by PROMOTER 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. For layout projects, the withdrawal can be done after obtaining a certificate from the Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

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 utilised 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.

D.KATHIRAVAN B.Sc., B.L
ADVOCATE & NOTARY PUBLIC
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GOVT OF TAMIL NADU
No.84,Main Road, Vayalanallur,
Poonamallee, Chennai-600 072
Cell : 9283712501

For SAMEERA ESTATES PVT LTD

Authorised Signatory

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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

VERIFICATION

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

Verified by us at Chennai on this **21th day of February 2025**.

For SAMEERA ESTATES PVT LTD

Authorised Signatory

Deponent

21.02.2025

NOTARY PUBLIC
D.KATHIRAVAN B.Sc.,BL.
G.O.(Ms) No.275 / 2018.
S.No.5
Thiruvallur Dist
GOVT OF TAMIL NADU

D.KATHIRAVAN. B.Sc ,BL
ADVOCATE & NOTARY PUBLIC
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Cell : 9283712501



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Property Development & Approvals

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

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Compliance & Special Services

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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

Verified RealEstate™

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

3/350/2 Mettukuppam,
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