

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

DK 741167

Pushkar properties private Limited

K.R.V. RAJES KUMAR

STAMP VENDOR

L. No. 54 / B3 / 2000

Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai-600 101.

11 JAN 2025

FORM'B
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. PUSHKAR PROPERTIES PRIVATE LIMITED, represented herein by its Director, Mr P. KRUTHIVAS Promoter of the proposed project "V R RESIDENCES", Residential apartments of Stilt Floor + 5 Floors (Height 18.30 M) Residential Building With 9 Dwelling Units Availing Premium FSI With TOD benefit at New Door No. 25, Old Door No.14, 15th Main Road & 11th Main Road, H-Block, Anna Nagar, Chennai - 600 040, Comprised In Old S.No.207/1A1A Part, T.S. No:10, Block No. 14 Of Koyambedu Village, Aminjikarai Taluk, Chennai District Within The Limits Of Greater Chennai Corporation., Tamil Nadu.

We, M/s. PUSHKAR PROPERTIES PRIVATE LIMITED, represented herein by its Director, Mr P KRUTHIVAS, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For PUSHKAR PROPERTIES PVT. LTD.

P. Kruthivas

Director

:2:

1. **P. KRUTHIVAS GPA For 1. Mr. S. Shivaram, 2. Mrs. Banumathi Shivaram & 3. Mr. Siddharth Venkatesh Shivaram** That we have entered into joint development agreement with **1. Mr. S. Shivaram**, S/o. Mr. M. Singaravelu, **2. Mrs. Banumathi Shivaram**, W/o. Mr. S. Shivaram & **3. Mr. Siddharth Venkatesh Shivaram**, S/o. Mr. S. Shivaram, Land owners, who possess a legal title to the land on which the development of the proposed project is to be carried out.

AND

We have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the project is enclosed herewith.

2. That the land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is by 31.08.2026 and the Validity of the Planning Permit is up to 05.12.2032.
4. That seventy per cent of the amounts realized by me/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.
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.
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.

For PUSHKAR PROPERTIES PVT. LTD.



Director

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.

For PUSHKAR PROPERTIES PVT. LTD.

P. Kunthammi —

Director

Deponent

Verification

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

Verified by me at Chennai on this 01st day of March, 2025.

For PUSHKAR PROPERTIES PVT. LTD.

P. Kuntumurra

Director

Deponent