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30 SEP 2024

SHRI RAMAN DEVELOPERS

EF 368806

R. LAKSHMANAN
STAMP VENDOR
L.C.No 6/772/B3/96
No 261, E.V.R ROAD
AMINJIKARAI.CHENNAI-29

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 **Mrs.A.Sundari , Mr.A.Jaganathan , Mr.A.Murali, Mr.A.Mahendran , Mrs.G.Devi** Land owners
M/s. SHRI RAMAN DEVELOPERS promoter of the proposed project **"S.L.ANANDAN TOWERS "** Old Door No. 336 to 344,New Door No: 336, Poonamallee High Road,Aminjikarai Village, Chennai – 600029. Comprised in old S.No:70/1part. T.S.No:2/8, Aminjikarai Village, Aminjikarai taluk, Chennai -600029.

A-Sundari.

A. Jag

A. Mur

A. Mah

Mrs. Devi

For SHRI RAMAN DEVELOPERS

Partner

I, **Mrs.A.Sundari , Mr.A.Jaganathan , Mr.A.Murali, Mr.A.Mahendran , Mrs.G.Devi** Land owners and M/s. **SHRI RAMAN DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 shall be completed by me/promoter is **August 2025**.

4. That seventy per cent of the amounts realised 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, 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

A-Sundari.

Mrs. Devi

For SHRI RAMAN DEVELOPERS

Partner

7. That, I/promoter 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I/ promoter shall take all the pending approvals on time from the competent authorities.

9. That, I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

A-Sindani. A. Zar

For SHRI RAMAN DEVELOPERS

Deponent

Partner

A. Thakur Mrs. Devi

A. Malik

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this ____ day of _____.

Deponent

A-Sindani. A. Zar

A. Thakur

A. Malik

For SHRI RAMAN DEVELOPERS

Partner

Mrs. Devi



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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