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தமிழ்நாடு TAMILNADU

21-2024

Charles & James.
Padur.

14 DEC 2024

DH 704054

T Parvathi

T. PARVATHI
L.V.S. TM/10757/A/4/91
No.81, MULLA STREET,
CHENNAI-600 079.

FORM 'B' [See rule 3(4)]

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

Affidavit Cum Declaration

Affidavit Cum Declaration Of **1. CHARLES** S/o, Chinnakutti, **2. JAMES** S/o Chinnakutti both were Residing At No, 4/77 , Padavettamman Koil Street , Padur Village , Thiruporur Taluk, Chengalpattu District Tamilnadu Hereunder ,

The Proposed Residential Layout Project **"RANI NAGAR "**Proposed Housing Sites Comprised In Survey **S.NO 67/6,** Thandalam Village ,Thiruporur Taluk ,Chengalpattu District , Tamilnadu .

C. James.

We , Of **1. CHARLES ,2. JAMES** The 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 and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promotor for development of the project is enclosed herewith. That I / promotor have /has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and promotor 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 **completed**

4. That 70% 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

C. James.

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

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

9. That I / promoter 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.

Deponents

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 **PADUR** on the **03 APRIL 2025**.



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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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