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EV 192524

06/08/2025

P. MURUGARAJ
STAMP VENDOR
SRIPERUMBUDUR.
L.No. 21/CGL/08 Dt. 31.10.08

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

WES.J DELPHINA AND S.Z. LEENUS CLAMENTINE residing at DoorNO:4/647,SAVIYAR STREET, PANNUR, TIRUPANDIYUR, PANNUR TIRUVALLUR - 602108..in respect of the lands covered in the LAYOUT known as "**JABAMALAI AVENUE**" situated at S. Nos. 14/3A & 15/4B1 Of Pudhupattu Village, as per Patta, Thiruvallur Taluk, Thiruvallur District,

1. That we are promoter have a legal title land which the development of the project is proposed a legally valid authentication of title 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 projectis completed.

S. J. Delphina

S. Z. Leenus clamentine.

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4. That seventy per cent of the amounts utilized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter 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.

Deponents

S.J. Delphin

S.Z. Leonus clamentine.

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Verification

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

Verified by me at Chennai on this 06TH day of May , 2025.

Deponents

S. J. Delphin

S. Z. Leons clamentine.

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our services doesn't just end there

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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

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