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தமிழ்நாடு तमिलनाडु TAMILNADU 26/11/2014 DL 578844

M. Ramalingam

A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./MsM. Ramalingam Owner's of the proposedProjectin S.F.No. 277/10A, 277/10B, 277/11A1, 277/11B – 3500Sq.m. (or) 0.86 Acre in Vembakkam Village, Vembakkam Taluk / Panchayat Union, Tiruvannamalai District.

IM. Ramalingam owner's 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 developmentof the project is proposed is Completed
   OR
   Have entered into joint development agreement /collaboration agreement/development agreement or any other agreement withwho possess a legal title to the land on which the development of theproposed project is to be carried out
   AND
   a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development ofthe project is enclosed herewith.

2. That the said land is free from all encumbrances.**Yes**
   OR
   Possess such encumbrances as including details of anyrights, title, interest or name of any party in or over such land, along withdetails.

3. That the time period within which the project shall be completed byme/promoter isWork is **Project work is Completed by owner**

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for that purpose, as faras building is concerned. For layout projects, it will be cost of developmentand 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.–

6. That I / promoter shall get the accounts audited within six months after theend of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamounts collected for a particular project have been utilized for the projectand the withdrawals have been made in compliance with the proportion to thepercentage of completion of the project.–

7. That I / promoter shall take all the pending approvals on time, from thecompetent authorities.–

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

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me therefrom.

Verified by me at 21.12.2024

Deponent



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.



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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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