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DX 487031

P. NAGARAJAN, B.Sc.,
Stamp Vendor
L.No. 8403/93
District Court
Trichy. T. Nadu

M/s. Swaati Garden,
Trichy-01.

05 DEC 2024

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. Swaati Garden, promoter of the proposed project Regular Layout in S.F.No: S.F.NO:140/6A2,7B,8,9B,10B &15A2, Nachikurichi Village & Panchayat, Srirangam Taluk , Trichy District.
We, M/s. Swaati Garden promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we has a legal title to the land on which the development of the project is proposed
OR
Have entered into joint development agreement / collaboration agreement / development agreement or any other agreement with 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 here with.

S. KUMARAVEL

T. Kausalya

P. S. Shantha

For SWAATI GARDEN

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

3. That the time period with in which the project shall be completed by me is Completed .

4. That seventy per cent of the amounts realized by me for the realestate project from the allotters, 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 far as building is concerned. For layout projects, it will be cost of developmentand the landcost.

5. shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of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. shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of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.

× J. Anoop

×

× T. Kausalya

× K. Thuraja

× P.S. Shantha

S. KUMARAVEL M.E., B.L. ADVOCATE TIRUPUR

For SWAATI GARDEN

Seal

7. 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.

8. Thatweshallgettheaccountsauditedwithinsixmonthsaftertheend 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 theamountscollectedfora particular project have been utilizedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

9. That we shall take all the pending approvals on time, from thecompetent authorities.

10. That we has furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

11. That we shall not discriminate against any allotted at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

Seal For SWAATI GARDEN

× J. Thoopu
× Gly

× T. Kausalya
× Rshweje
× P. S. Shantha

Verification

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

Verified by me at Trichy on this 06th day of December 2024

Deponent

× J. Thoopu
× Gly
× T. Kausalya
× Rshweje
× P. S. Shantha

EXECUTED BEFORE ME
AT TIRUCHY ON 06/12/2024

NOTARY PUBLIC
TIRUCHIRAPALLI CITY

S. KUMARAVEL, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
G.O.M.S. No: 143/2015
53, NORTH THARANALLOOR
TIRUCHIRAPALLI- 620 008
CELL: 98433 88070

S. KUMARAVEL M.A., B.L. NOTARY TRICHY 06/12/2024

Seal For SWAATI GARDEN



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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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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