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தமிழ்நாடு तमिलनाडु TAMILNADU 14.06.2025

Ramadoss
Trichy

DW 343065



Affidavit cum Declaration (FORM B)

Affidavit cum declaration of **1. Mr. A. KARUPPAIAH** [I.D. Proof: Permanent Account Number: ALTPK3745J / Aadhaar No.: 6294 5620 6947] son of Mr. Ayyakkannu, aged about 54 years, residing at Door No. 3/56, Sannasippatti, Mela Theru, Mathur, Trichy - 620 009; **2. Mr. S. LAWRENCE DINESH** [I.D. Proof: Permanent Account Number: AHVPL9146N / Aadhaar No.: 7626 9410 9669] son of Mr. Simon Raju, aged about 31 years, residing at No. 4/45, North Street, Navalur Kottapattu, Trichy - 620 009; duly represented by their General Power of Attorney **Mr. S. RAMADOSS** [ID Proof: Aadhaar No.7078 2522 7739] son of Mr. Sankar, aged about 43 years, residing at New Door No. 1/711, Old Door No. N107, Isha Yara Apartments, Vadakkupattu Main Road, Medavakkam, Chennai - 600 100 (vide General Power of Attorney 16.12.2024 registered as document No. **7705/2024** on the file of the Sub-Register Office at Urayur in Book I), Power Agent of the Residential Layout project **"ISHA BREEZE"** situated in Survey Nos. 201/1B (Old Survey No. 201/1), Navalur Kottapattu Village, Navalur Kottapattu Village Panchayat, Manikandam Panchayat Union, Srirengam Taluk, Tiruchirappalli District, Tamil Nadu State.

I, **Mr. S. RAMADOSS** the project do hereby solemnly declare, undertake and state as under;

1. That I, **Mr. S. RAMADOSS** owned and who possess a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the project is already completed
4. That seventy percent of the amounts realized by proprietor 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. **NA**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. **NA**
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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.**NA**
7. That We completed all the 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.

Deponent

Verification

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

Verified by us at **Trichy** on this **14th day of June 2025**.

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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