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12.12.24. S. அனன்யா

கிரயத்தி

A.சரவணன் S.V.
பழனிநகர், K.K. நகர்
K.சாத்தனூர், திருச்சி - 21.
Ph. 2456031
No: 22/96

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 Ms. **S.Ananyaa** promoter of the proposed project of **Sri Vengateshwara Nagar Extention-II,** Trichy District, Lalgudi taluk, Kumulur Village, **SF NO: 356/3A**

I, **S.Ananyaa** 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

OR

Have entered into joint development agreement/collaboration

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ADVOCATE & NOTARY PUBLIC
3-A, MUNICIPAL OFFICE ROAD
CANTONMENT, TRICHY

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agreement/ development agreement or any other agreement with----- ----------who possess a legal title to the land on the 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 authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the projects enclosed herewith.

2. That the said land is free from all encumbrances.

   OR

   Possess such encumbrances as ---------- including details of any rights, title, interest or name of any party in or over such, land along with details.

3. That the time period within which the project shall be completed by me/promoter is **S.Ananyaa** project completed.

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout project, 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 as per the layout approved by the competent authority.

6. That I promoter shall get the accounts audited within six month after the months after the end of every financial year by a chartered

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A, MUNICIPAL OFFICE ROAD
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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 on 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 regulation 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.

Deponent

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 14-12-2024 on this Saturday day of

Deponent

M. SELVARAJU, B.Sc., B.L. ADVOCATE 39, MUNICIPAL OFFICE ROAD CONTONMENT, TRICHY

M. SELVARAJU, B.Sc., B.L. ADVOCATE & NOTARY PUBLIC 39, MUNICIPAL OFFICE ROAD CANTONMENT TRICHY

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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

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