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தமிழ்நாடு தமில்நாடு TAMILNADU

மோகன் கர்தி விஷ்வநாதன்
2024

DX 318749

சாமிமலை

FORM-'B'

[See rule 3(4)]

V.சுதாராமன்

மா.ந.நீதிமன்ற முத்திரை தா
விற்பனையாளர், குறையூர்.

L.C.No.15203/83

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 Mrs. Radha Duraisamy W/O.Duraisamy And
Mohan Karthi Vishwanathan S/O Vishwanathan Promoter of A Principal
Proposed Layout in , Sf.No – 185/1 &185/2 – Extent of 3.88 Acre (or) 15700.00
Sq.m at Vellamadaai Panchayath / Village, Annur Taluk , Coimbatore District.

We, Mrs. Radha Duraisamy W/O.Duraisamy, 2. Mohan Karthi Vishwanathan
S/O Vishwanathan of the proposed project do here by solemnly declare, undertake
and state as under:

1. That We / 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 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 herewith.

~V. S. L. L.
D. Radha

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 completed.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That We / promoter 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 We / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That We / 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.

x *V. S. S. S.*
x *D. Radha.*
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 Covai on this 27 day of March 2025

x *V. S. S. S.*
x *D. Radha.*
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

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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



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

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