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தமிழ்நாடு तमिलनाडु TAMILNADU

26-10-24

DH 816928

G. MANOHARAN
STAMP VENDOR
68, Lakshmi Talkies Road
Chennai-600030, Tamil Nadu
License No.C3/2851/80.

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 **Mr.A.ALEEM,** Owner and Promoter of the project named as "**GOLDEN CITY**" comprised in Survey No.316B/7B and 316B/7C, Banavaram Village and Panchayat, Kaveripakkam Panchayat Union, Sholinghur Taluk, Ranipet District, Tamilnadu State.

That **Mr. A.ALEEM** Owner and Promoter of the proposed project do hereby solemnly declare, undertake and state as under.

A.

1. That I, **Mr. A.ALEEM** 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.

2. That the said is free from all encumbrances.

(or)

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

3. That the time period within which the project completed by me.

4. That seventy percent of the amounts realized by me/promoters 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 That the amounts from separate account, to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdraw is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdraw can be done after obtaining a certificate from the Architect/Licensed Surveyor stating that the project has been developed and completed in all respect as per the layout approved by the competent authority.

A. A

6. That we/promoters 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 sighed 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 withdrawls have been made in compliance with the proportion to the percentage of completion of the project.

7. That we/promoters shall take all the pending approvals on time, from the competent authorities.

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

9. That we/promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or buildings, 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 **Mr. A.ALEEM** on this **30th October 2024.**



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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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