Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 22.11.2024

T-K.Palaniswami
Pethampalayam

EL 365331

கி.மோகன்குமார்
முத்திரைத்தாள் விற்பனையாளர்
1/140-ஏ சுள்ளிப்பாளையம்(அ)
துடுப்பதி(வழி) பெருந்துறை(வ)
உரிமம் எண் 11.சரோ(6)/2015.

FORM'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of 1. Mr.T.K.Palaniswami 2. Mr.D.Magesh promoter of the proposed Project Layout R.S.F.NO: 657/5B, Pethampalayam Village, Pethampalayam Town Panchayat , Perundurai Taluk ,Erode District, Tamilnadu State

We 1. Mr.T.K.Palaniswami,2. Mr.D.Magesh 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

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.K 29.11.24

NOTARY
Name: S. MANIAN, M.A.,B.L.,
Area: Perundurai Tk
Regd. No.G.O. Ms.No.241/10
INDIA
Pin: 638 052
GOVT. OF TAMIL NADU

Mob. 99655 41074 220074
S. MANIAN, M.A.,B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI -638 052. Erode Dt.
Tamilnadu, India
Book No. 4161 Serial No. 4169.

T. K. Palaniswami
D. Magesh

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

3. The project has be completed by us.

4. That seventy per cent of the amounts realised by us for the real estate project from the allottees, 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 thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of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 Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

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 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 utilized for the project and the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That We shall take all the pending 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 anygrounds.

Deponent

T. K. Palaniswamy

D. Magesh.

NOTARY
Name:
S. MANIAN, M.A.,B.L.,
Area: Perundurai Tk
Regd. No.G.O.
Ms.No.341/16
INDIA
Pin: 638 052
GOVT. OF TAMIL NADU

29.11.2024

Mob. 99655 41074 ☎ 220074
S. MANIAN, M.A.,B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI -638 052. Erode Dt
Tamilnadu, India
Book No. 4 Serial No. 4169.

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 Perundurai on this 29th day of Nov-2024.

SOLEMNLY AFFIRMED AND SIGNED
BEFORE ME AT PERUNDURAI, ERODE Dt.,
PIN: 638 052 ON 29-11-2024

Deponent

Perundurai
29.11.2024

T.K. Palaniswamy

S.M
29.11.2024

S.M
29.11.2024

D. Magesh

NOTARIAL NOTARIAL

Mob: 99655 41074 ☎ 220074
S. MANIAN, M.A.,B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI -638 052. Erode Dt
Tamilnadu, India
Book No. 4 (Four) Serial No. 4169

S. MANIAN M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
306, RAM NAGAR,
PERUNDURAI - 638 052.
ERODE DIST, TAMILNADU, INDIA
APP/REN/ERD2204/00002



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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate