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FILE NO 3907/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

2-9-2024

DT 105864

D'4214.

P. புவ்பா

R. கலாவதி, S. உஹாப்ரியா, O. மாயவன்

M. பழனிசாமி

நமக்கல்

Form 'B'

Affidavit cum Declaration

Affidavit cum Declaration of R KALAVATHI, S UHAPRIYA, O MAYAVAN and M PALANISAMY promoter of the proposed project at Survey No 7/1A1, Periyapatti Village, Namakkal Municipality Namakkal TK, Namakkal (Dt), Tamil Nadu State.

I, R KALAVATHI, S UHAPRIYA, O MAYAVAN and M PALANISAMY 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is Already 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 t be maintained in a scheduled bank to cover the cost of construction and

1) R. Kalavathi, 3) O. Mayavan

2) K. S. Uhapriya & 4) M. Palanisamy.

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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 That the amounts for the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Survey or stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That I/ 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I/ promoter shall take all the pending approvals on tiem, from the competet authorities.
8. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

Deponent

(1) R. Ravichandran
(2) K. S. Uthayakumar
(3) 370.0711602101

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 Salem on this 02th of Sep 2024.

Deponent

(1) R. Ravichandran
(2) K. S. Uthayakumar
(3) 370.0711602101

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our services doesn't just end there

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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