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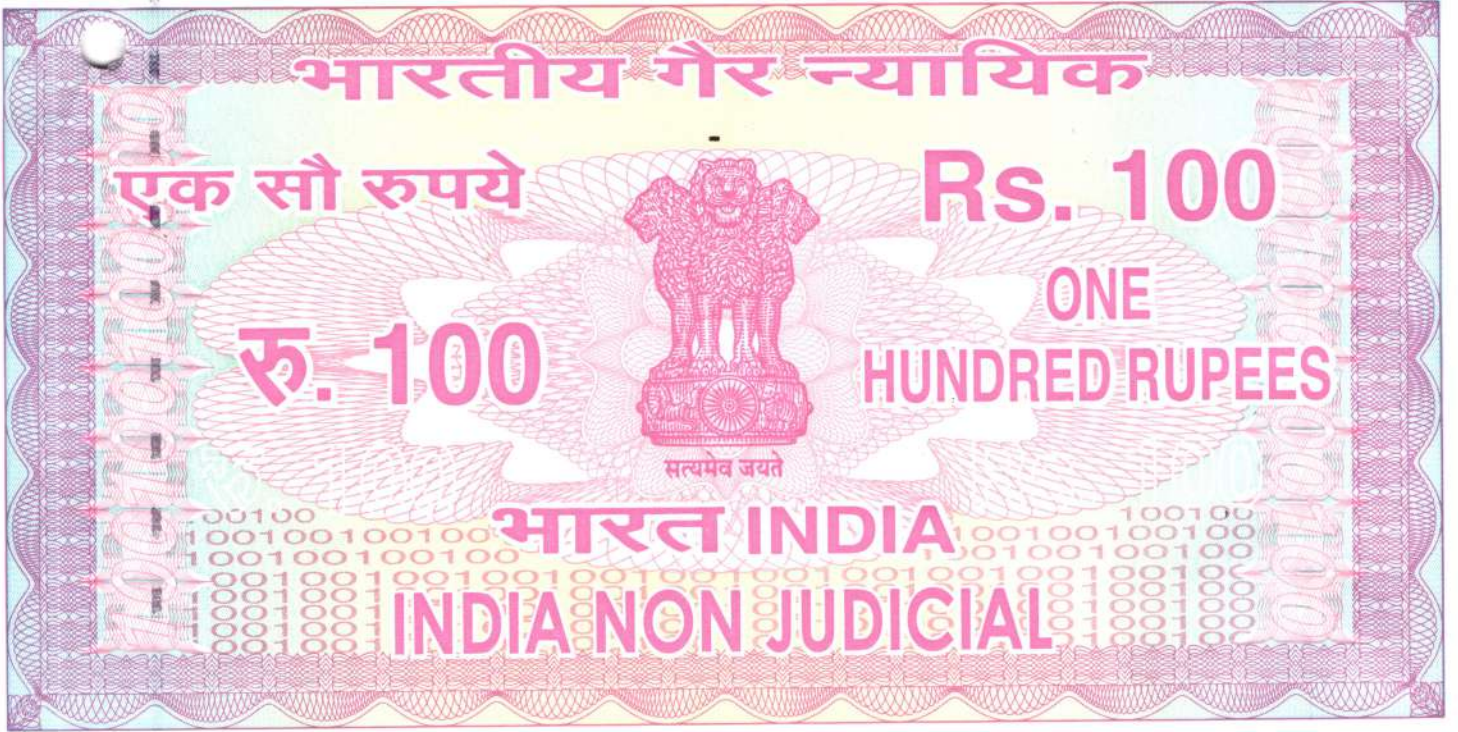
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

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தமிழ்நாடு தமில்நாடு TAMILNADU 06.12.2024

க. திருமூர்த்தி
சென்னை மாவட்டம்

EL 368503

கி.மோகனசுந்தரன்
முத்திரைத்தாள் வீற்பலையாளர்
140-ஏ கள்ளிப்பாளையம் (அ)
சுடுப்பதி (வழி) பெருந்துறை (வ)
உரிமம் எண் 11, ஈரோடு/2015.



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr.K.Thirumoorthi ,2.Mrs.N.Nirmaladevi promoter of the proposed Project Layout MURUGAN GOLDEN CASTLE -DIAMOND PHASE R.S.F.NO: 323/1A1C,323/1A2, Thenmugam Vellode Village Kumaravalasu Panchayat, Chennimalai Union,Perundurai Taluk , Erode District, Tamilnadu State.

We Mr.K.Thirumoorthi ,2.Mrs.N.Nirmaladevi 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

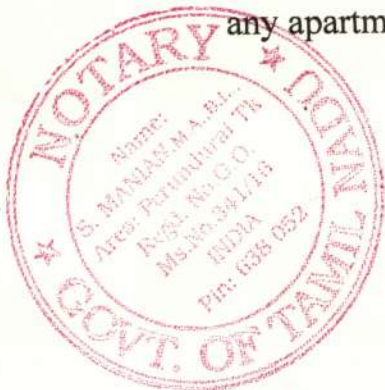
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development Of the project is enclosed here with.



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. 4350 Serial No.

K. Thirumoorthi
N. Nirmaladevi

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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 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 any grounds.



MOD. 39055 410/4 220074
S. MANIAN, M.A., B.L.
 Advocate & Notary Public
 305, 306, Ram Nagar,
 PERUNDURAI - 638 052. Code Dt
 Tamilnadu, India
 Bank No. XXXX Serial No. 4350

Deponent

N. Nirmala

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 7th day of December-2024

Deponent

x K. D. D.
N. Nirmala



SOLEMNLY AFFIRMED AND SIGNED
BEFORE ME AT PERUNDURAI, ERODE Dt.,
PIN: 638 052 ON 07-12-2024

S. Man 7.12.2024
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. 71111 Serial No. 4350

S. Man 7.12.2024
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



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Legal & Documentation Services

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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.



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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



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

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