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தமிழ்நாடு तमिलनाडु TAMILNADU

DX 860405

26 APR 2025

A. Saroja
Salem

வி.சீதாராமன்
மா.ந.நீதிமன்ற முத்திரை தாள்
விற்பனையாளர், துறையூர்.
L.C.No.15203/83

FORM 'B'

(See rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDVAIT,WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Mrs.1.**THIRUMURUGAN GRAND PROPERTIES, 2.A.SAROJA** promoter of the proposed layout **TGP TEMPLE TOWN, S.No:257/3B,257/4B,257/5,257/6B,257/7,257/8C,257/9 at Peedampalli Panchayat / Village , Sulur Tk, Coimbatore Dt, Pin code-641016.**

We . 1.**THIRUMURUGAN GRAND PROPERTIES,2.A.SAROJA,** promoter of the proposed project do hereby solemnly declare, undertake and state as under;

For Thirumurugan Grand Properties

E. Iesewan

Managing Partner.

A. Saroja

1. That I have 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 is completed.
4. 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.
5. That I 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.
6. That I shall take all the pending approvals on time, from the Competent authorities if required.
7. That I have furnished such other documents as have been Prescribed by the rules and regulations made under the Act.
8. That I shall not discriminate against any allottee at the time of allotment of plot as the case may be, on any grounds.
9. That I 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.

For Thirumurugan Grand Properti

E. Easwaran

Deponent

Managing Partner.

L A Saran

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 **Salem** on this **10th** day of **May 2025**.

For Thirumurugan Grand Properties

E. Easwaran

Deponent

Managing Partner.

L A Saran



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

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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

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