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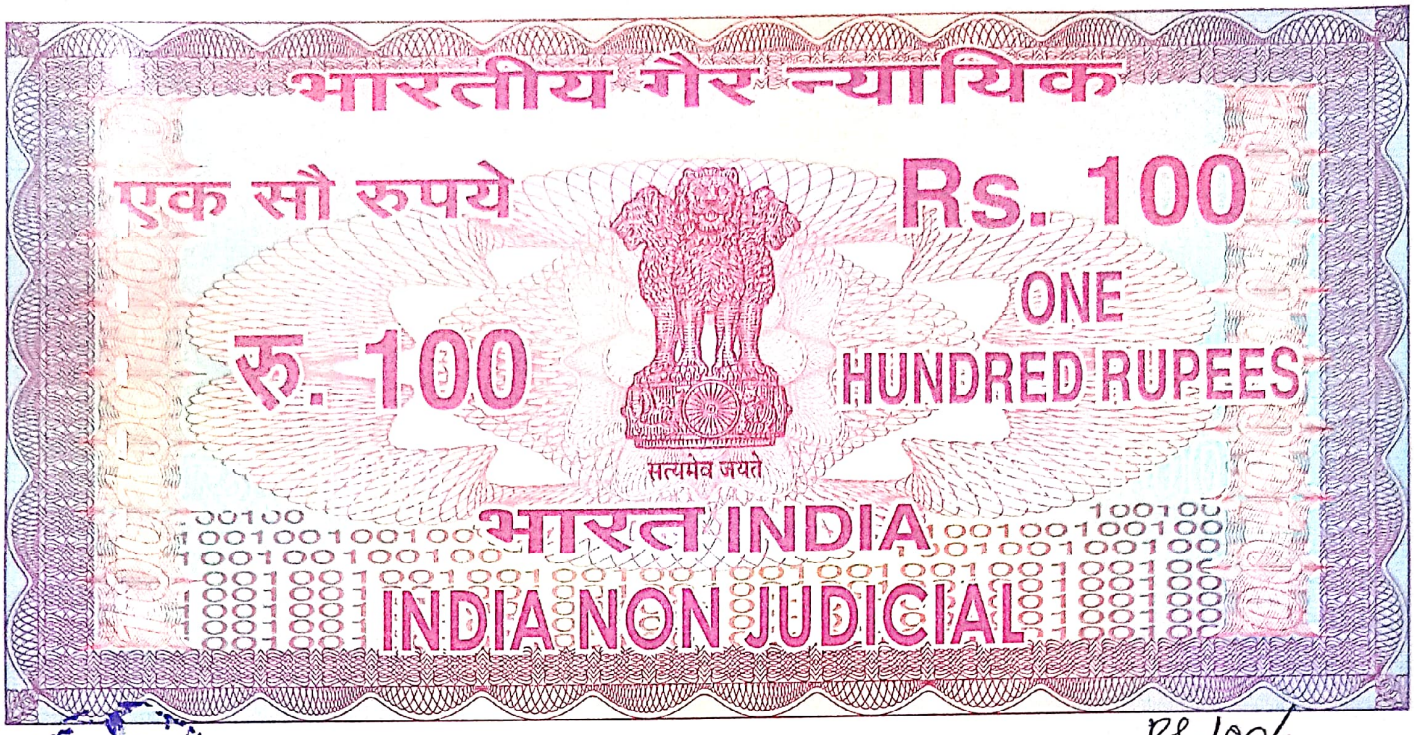
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU

29.01.2025

ராமகிருஷ்ணன்

அன்பில்

Rs.100/-
EX 181412
ஆ.கவிதாமணி
முத்திரைதாள் விற்பனையாளர்,
காமராஜ் பேருந்து நிலையம்,
வல்லம், தமிழ்நாடு.
உரிமம் எண் - 1/2012

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.R.RAMAKRISHNAN** S/O.Rajaprabu, No.59, Anbil South street, Jangamarajapuram, Lalgudi Tk, Thiruchirapalli Dt-621702, Promoters of the Proposed Project at **S No: 24/140 (Old No:24/4 & 24/141 (Old No -24/7)- 2418sq.mt –Dr.DURAI CITY EXTENSION** Thirukanurpatti Panchyat, Thirukanurpatti Village, Thanjavur Taluk & District.

I'm **Mr.R.RAMAKRISHNAN**, Promoter of the Proposed project do hereby solemnly declare, Undertake and state is under:

R. Ramakrishnan.

1. That I/ promoter have / has a Legal title to the land on which the development of the project is proposed

   OR

   Have entered into joint development agreement/ collaboration agreement /development agreement or any other agreement with NIL 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.

   Have entered into joint development agreement/ collaboration agreement /development agreement or any other agreement with NIL 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 land is free from all encumbrances.
   OR
   Possess such encumbrances as NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

R. Ramakrishnan

3. This Project has been COMPLETED by me (Promoters)

4. That seventy percent of the amounts realised by us/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 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 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 Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I/ 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 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/ Promoters shall take all the Pending approvals on time, from the Competent authorities.

R. Ramakrishnan

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

9. That I/ promoters shall not discriminate against anu allotee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

Deponent

R. Ramakrishnan

Verifications

The contents of my above Affidavit cum declaration are true and correct and Nothing material has been concealed by us therefrom.

Verified by me at Thanjavur on the 30 day of January 2025

Deponent

R. Ramakrishnan



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

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