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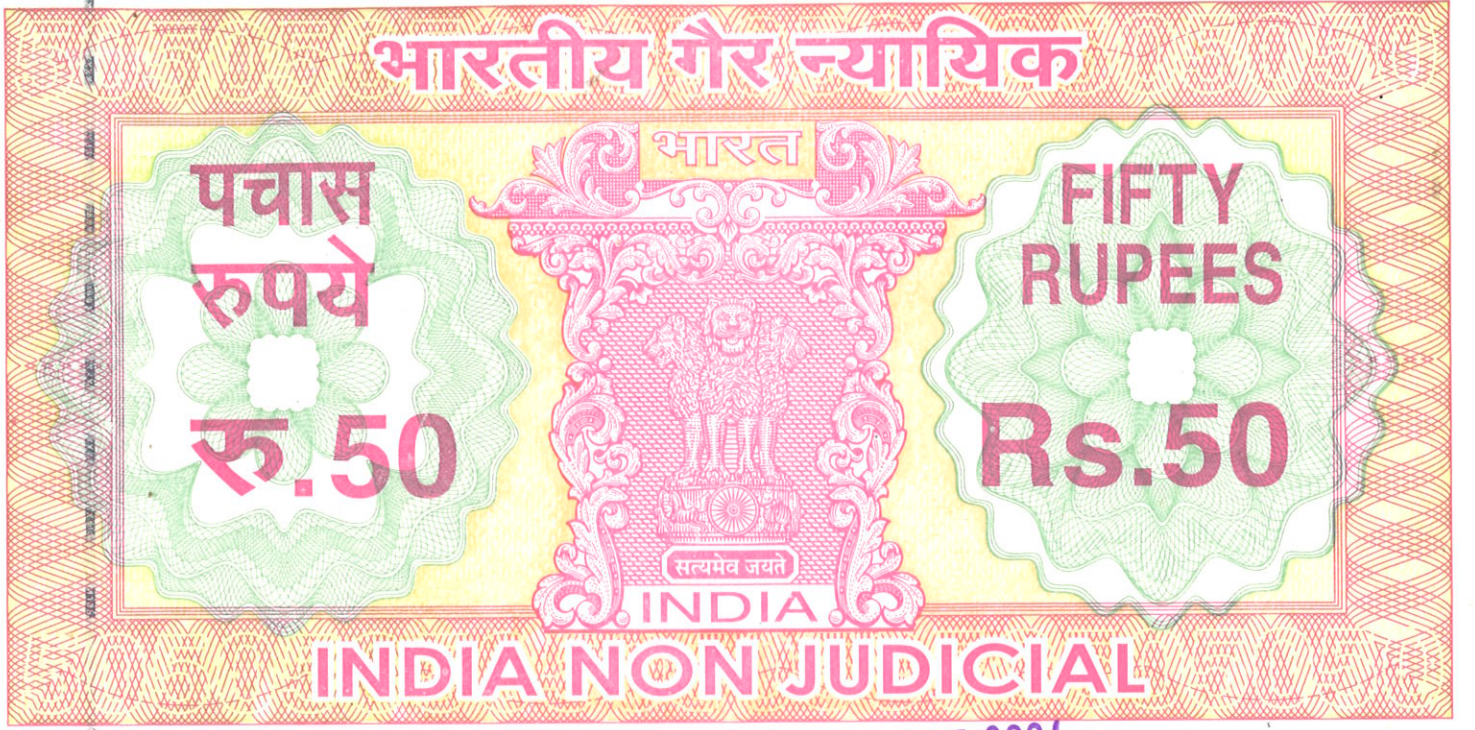
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Official Property Record





தமிழ்நாடு தமில்நாடு TAMILNADU

17 OCT 2024

S. Manjula
Hosur.

BL 027936
K. Selvarani
K. SELVARANI
STAMP VENDOR
LICENCE No. 868/1994
HOSUR-635 109

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **S. MANJULA** promoter of the proposed
RESIDENTIAL BUILDING

Project Name : **NAVACHAITANYA NIVAS**

Survey No. 540/1B1A , New Survey No. 540/3, Plot No.B, Mathigiri
Village, Hosur City Municipal Corporation, Hosur Taluk, Krishnagiri
District.Tamilnadu. Pincode- 635110

I / We **S. MANJULA** Promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

S. Manjula

That I / We promoters have / has a legal title to the land on which he development of the project is proposed YES

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. NA

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

3. That the time period within which the project shall be completed by promoter is **30.10.2025**

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 to be maintained in a scheduled bank to cover the cost of land cost and shall be used only for that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That I /we 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 / we promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I / we promoter 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.

Deponent /s

S. MANJULA

S. Manjula

Signature

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 on this 18th day of October 2024

Deponent /s

S. MANJULA

S. manjula

Signature

Our services go beyond



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions



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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