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தமிழ்நாடு तमिलनाडु TAMILNADU

02 SEP 2024

G. Sampath
Vellore

DP 273538
S. RAJA KUMARAN, S.V.
L. No. : 1/VLR/2013
No. 18, Veppamara Street,
Velapadi, Vellore - 632 001

FORM 'B'

[See rule 3(4)]

Declaration, Supported by an Affidavit, which shall be signed by the promoter or any person authorized by the promoter.

Affidavit cum Declaration

Affidavit cum Declaration of **G.SAMPATH** promoter of the proposed project.

I am **G.SAMPATH** promoter of the proposed project do here by solemnly declare, undertake and state as under.

The Project Name is "**G.S.E. GARDEN**" and the Survey No.132/14A2 - Site Extent: 1.00 Acres or 4043.00 Sq.m in Pennathur Village, Pennathur Town Panchayat, Vellore Taluk and Vellore District.

K.M. SARAVANAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
A2/309, Meignana Vasantham Towers,
Auxilium College Road,
4th East Cross Road, Gandhi Nagar,
Katpadi, Vellore - 632 006.
☎ : 0416 - 2240056, 98426 90056

NOTARY
K.M. SARAVANAN
Regd. No. 11050
Appointed on
Dt. 27-02-2015
Valid Upto :
27-02-2030
GOVT. OF INDIA

1. That promoter have 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 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 encumbrance as DTCP Approval Sketch including details of any rights, title, interest or name of any party in or over such land, along with details.

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

4. That seventy per cent of the amounts realised by 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 landcost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Registered Engineer stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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7. That promoters shall take all the pending approvals on time, from the competent authorities.

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

9. That promoters 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

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 Vellore on this 06th day of May 2025.

Deponent

K.M. SARAVANAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
A2/S09, Malligai Vasantham Towers,
Auxilium College Road,
4th East Cross Road, Gandhi Nagar,
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Legal & Documentation Services

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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.



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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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