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ONE HUNDRED RUPEES

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INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Rs 100/-

25.10.2024

தங்கவேல்

பணமாற்றுப்பட்டது

DT 034073

S. Ramakrishnan.

S. இராமகிருஷ்ணன்

மு. தர. வி. மோகனூர்.

உ. எண்: 1/1972.

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER

AffidavitcumDeclaration

AffidavitcumDeclarationof**Mr.P.THANGAVEL, S/o.Mr.PERIYASAMY&Mr.A.K.RAJAKANNANS/o. Mr.KRISHNAMOORTHY**promoteroftheproposedproject**Layout (KumaranNagar) in S.F.No.158/3A, in Pettapalayam Village and Panchayat, Mohanur Panchayat Union, Mohanur Taluk, Namakkal District**;

We,**Mr.P.THANGAVEL, S/o.Mr.PERIYASAMY&Mr.A.K.RAJAKANNANS/o. Mr.KRISHNAMOORTHY**promoter of the proposed project do hereby solemnly declare,undertakeandstate asunder:

P. T

Rajakannan. AK.

1. ThatI/promoterhave/hasalegaltitle tothelandonwhichthe developmentoftheprojectisproposed
OR

Haveenteredintojointdevelopmentagreement/collaborationagreement /developmentagreementoranyotheragreementwithNA whopossessalegaltitletothelandonwhichthedevelopmentoftheproposedprojectis tobecarriedout
AND
a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development oftheprojectisenclosedherewith.

2. That the said land is free from all encumbrances.OR
PossesssuchencumbrancesasNAincludingdetailsofanyrights, title, interest or name of any party in or over such land, along withdetails.

3. Thatthetimeperiodwithinwhichtheprojectshallbecompletedbyme/promoteris **Completed**.

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

P.T.G

Rashkumar. Ok.

6. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheend of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora particular project have been utilisedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That I / promoter shall take all the pending approvals on time, from thecompetent authorities.

8. That I / promoter have / has furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

P. T Rajkamal. Ak.

Verification

ThecontentsofmyaboveAffidavitcum Declarationaretrueand correctandnothing materialhasbeen concealedbymetherefrom.

Verified by me at Namakkal onth is 25th day of October2024.

Deponent

P. T Rajkamal. Ak.



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.



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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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