Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

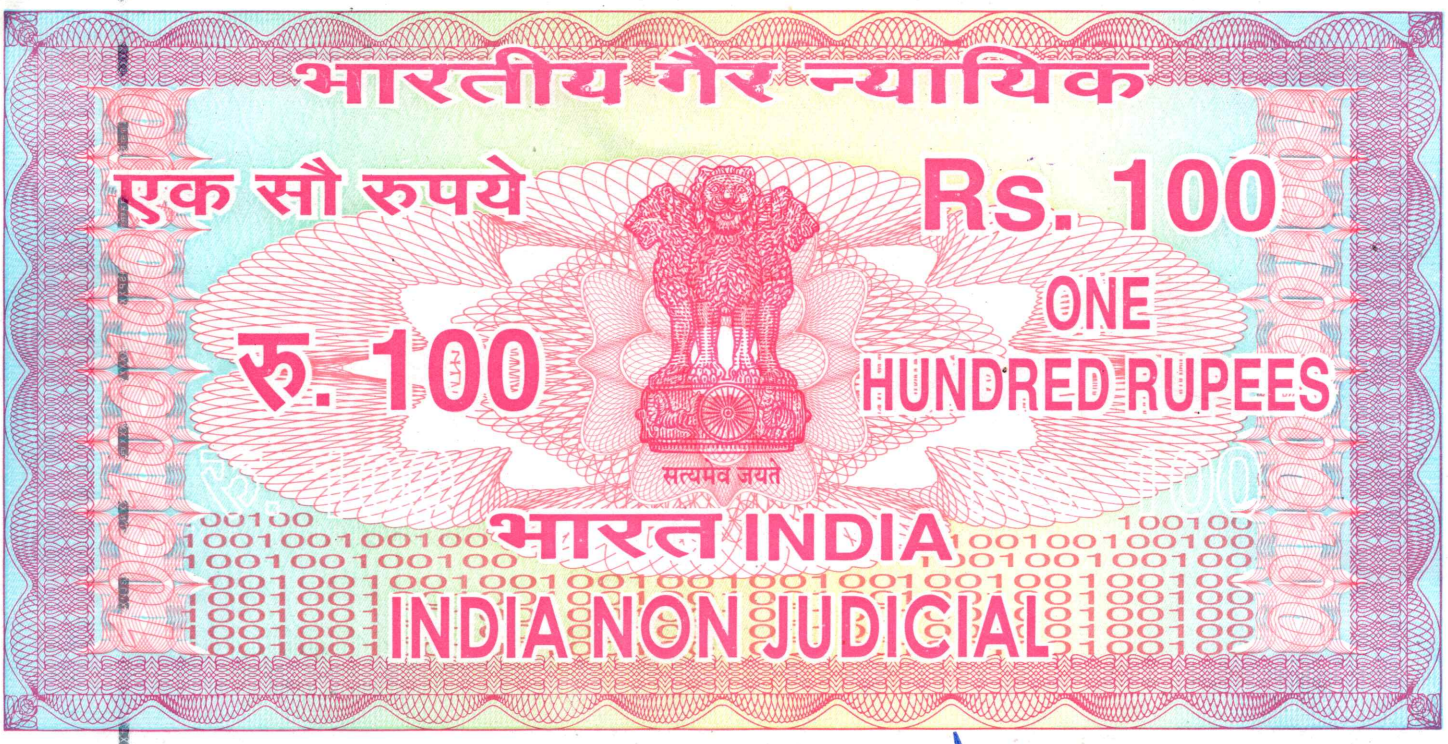
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU रु. 100

DS 892637

31 DEC 2024

A. Simon
Karur-2

S.RAMAMURTHY, S.V
L.No:05/1992
KARUR

FORM 'B'

[See rule 3(4)]

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

Affidavit Cum Declaration

Affidavit cum Declaration of Mr./Mrs. **1.A.SIMON, 2.S.CATHERIN AMALA, 3.S.GOLDEN FRANCIS PRABU** Promoter of the proposed project **Z6I3NR52/2024/TCP, APPIPALAYAM VILLAGE, S.FNO: 529/1B, MANMANGALAM TALUK, KARUR DISTRICT**.

I, **1.A.SIMON, 2.S.CATHERIN AMALA, 3.S.GOLDEN FRANCIS PRABU** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. A.S
2. S. Cathi. Amla

NOTARY
NAME: A.MUHAMED YOUSUFF B.A.,B.L.,
AREA: Karur District
Reg.No. 5293/08
GOVT. OF INDIA

A. M 02/1/2025 3.

A. MUHAMED YOUSUFF, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC,
EN Roll No:1212/92,
Notary Reg No: 5293 / 2008,
No:77, Covai Road, Near Canara Bank,
KARUR - 639 002. T.N. CELL: 94433 38397

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 NO .

   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 here with.

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

   OR

   Possess such encumbrances as NO 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 me/ promoter is **COMPLETED** .

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 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 in proportion to the percentage of completion of the project, as far as building is concerned. For layout project, the withdrawal can be done after obtaining a certificate form 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.

1.

2. S. Cathi Amba

A. M 02/1/2025 3.

NOTARY
NAME: A.MUHAMED YOUSUFF, B.A.,B.L.,
AREA: Karur District
Reg.No. 5293/08
GOVT. OF INDIA

A. MUHAMED YOUSUFF, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC,
EN Roll No:1212/92,
Notary Reg No: 5293 / 2008,
No:77, Covai Road, Near Canara Bank,
KARUR - 639 002. T.N. CELL: 94433 38397

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

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

9. That I / 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

1.

2. S. Kathir. Amla

3.

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 **KARUR** on this **02nd** day of **JANUARY 2025**.

Deponent

1.

2. S. Kathir. Amla

3.

NOTARY
GOVT. OF INDIA
NOTARIAL NOTARIAL

A. MUHAMED YOUSUFF, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC,
EN Roll No:1212/92,
Notary Reg No: 5293 / 2008,
No:77, Covai Road, Near Canara Bank,
KARUR - 639 002. T.N. CELL: 94433 38397

02/1/2025

Solemnly Affirmed and Signed
Before me at Karur on 02/1/2025



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

Verified RealEstate™

We're honored to be part of your real estate journey

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate