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Krishnamurthy

25 FEB 7375

3. Indivisibility

E. INDIRA

Stamp Vendor

L.No.1347/B2/2021-6
27/12, VH Road, Chennai-35.

PH: 9040569999

[See rule 3(4)]

Affidavit cum Declaration of **Mr. G. Krishnamurthy** Land owner of the proposed project of Commercial Building;

I, Mr. G. Krishnamurthy promoter of the proposed project do hereby solemnly declare, undertake and state as under:



x G. K. Singh



25 FEB 2025

Krishnamurthy

Σ. Endite

E. INDIRA

Stamp Vendor

L.No.1347/B2/2021-6
27/12, VH Road, Chennai-35.

PH: 9040569999

1. That I Land owner has a legal title to the land on which the development of the project is proposed subdivision comprised in **Survey No. 598/1A2, 598/1A3, 598/1A4, 598/1A5 & 598/1A6 of Poonamallee Village, Poonamallee Taluk, Chennai District, Poonamallee Municipality**
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.

- That the time period within which the project shall be completed by me is **NIL (Project 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.

X G. Kozh — u



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I shall not discriminate against any allottees 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 therefrom.

Verified by me at Chennai on this 27th Feb day of 2025.




N. RAJENDRAN, M.A., M.Ed., B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033.
Mobile : 98411 22650



Deponent



our services doesn't just end there



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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



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

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