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தமிழ்நாடு தமிலனாடு TAMILNADU

DU 380718

30.12.2024.

அதிர்குமார்

A.நெளசாத் பேகம்
மறுப்பம் வெண்டர்
உரிமம் எண்.13937/ஆ1/2012,
C.S.R.நகர், கோவை - 641 653.

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 **Mr.M.Sathishkumar& Mrs.Dr.T.Nathiya** promoter's of the proposed project **"VETHA AISHWARYAM", S.F.152/1A1B, S.F.No.189/1A1D, Kunnathur Village, West Manikkampalayam road, Annur Taluk, Coimbatore District, Tamilnadu State. (Latitude, Longitude 11.143941,77.054463)**

M. T. Nathiya

I Identify the deponent who has signed/Put T.I in my presence

NOTARY
K. UDAYAKUMAR
Annur, Coimbatore Dist.
Regd.No.[G.O.(Ms).No.618
Dated 11-06-2024]
Expiry Date: 28-02-2029
GOVT. OF TAMILNADU

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We, **Mr.M.Sathishkumar& Ms.Dr.T.Nathiya** promoter's of the proposed project do hereby solemnly declare, undertake and state as under:

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

M. [signature] T. Nathiya

I Identify the deponent who has signed/Put T.I in my presence

NOTARY
K. UDAYAKUMAR
Annur, Coimbatore Dist.
Regd.No.[G.O.(Ms).No.618
Dated 11-06-2024]
Expiry Date: 28-02-2029
GOVT. OF TAMILNADU

NOTARY
K.UDAYAKUMAR
ANNUR
COIMBATORE
GOVT. OF TAMILNADU

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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 documents 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.

T. Nathiya

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 Annur on this 30th day of December 2024.

T. Nathiya

Deponent

I Identify the deponent who has signed/Put T.I in my presence

Entered In Notary Register
Volume No....IX....Page No....58....
Sl.No....170....Date....30/12/2024

K. UDAYAKUMAR B.Sc.,B.L.,
ADVOCATE & NOTARY (GOVT. OF TAMILNADU),
No.127/7, CSR Nagar, Avinashi Road,
ANNUR, Coimbatore - 641 653.
CELL: 9842296535

NOTARY K.UDAYAKUMAR ANNUR COIMBATORE DIST GOVT. OF TAMILNADU

NOTARY
NOTARIAL NOTARIAL
K. UDAYAKUMAR
Annur, Coimbatore Dist.
Regd.No.[G.O.(Ms).No.618
Dated 11-06-2024]
Expiry Date: 28-02-2029
GOVT. OF TAMILNADU
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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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We're honored to be part of your real estate journey

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