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சென்னை தமில்நாடு TAMILNADU

21 FEB 2025

A E Apartment Owners
Welfare Association,
Valasaravakkam

DF 245161

S.P. VELUSAMY
STAMP VENDER
LICENCE No.15/B3/97
K.K. NAGAR, CHENNAI - 78

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 **A E Apartment Owners Welfare Association - Valasaravakkam**, represented by its authorized signatory/ President Mr. P C Sridhar, promoter of the proposed project **A E APARTMENT** at Plot No 25&26 Chowdry Nagar Main road & Chowdry Nagar 3rd street, Valasaravakkam, Chennai 600087 comprised in Old S No 160/1A2, As per Patta New S.No 160/52 of Valasaravakkam Village within the Limits of Greater Chennai Corporation.

For A E Apartment Owners Welfare Association

(Signature)
Authorised Signatory

We, **A E Apartment Owners Welfare Association - Valasaravakkam**, promoter of the proposed project **A E APARTMENT** at **Plot No 25&26 Chowdry Nagar Main Road& Chowdry Nagar 3rd street, Valasaravakkam, Chennai 600087** comprised in **Old S No 160/1A2, As per Patta New S. No 160/52 of Valasaravakkam Village within the Limits of Greater Chennai Corporation.**

do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is December 2026.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For A E Apartment Owners Welfare Association

 Authorised Signatory

6. That we/ 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 we / promoter shall take all the pending approvals on time, from the competent authorities.
8. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we / 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.

For A E Apartment Owners Welfare Association

Verification


Authorised Signatory

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.
Verified by us at Chennai on this 21st day of February 2025.

For A E Apartment Owners Welfare Association


Authorised Signatory

Deponent



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



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

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