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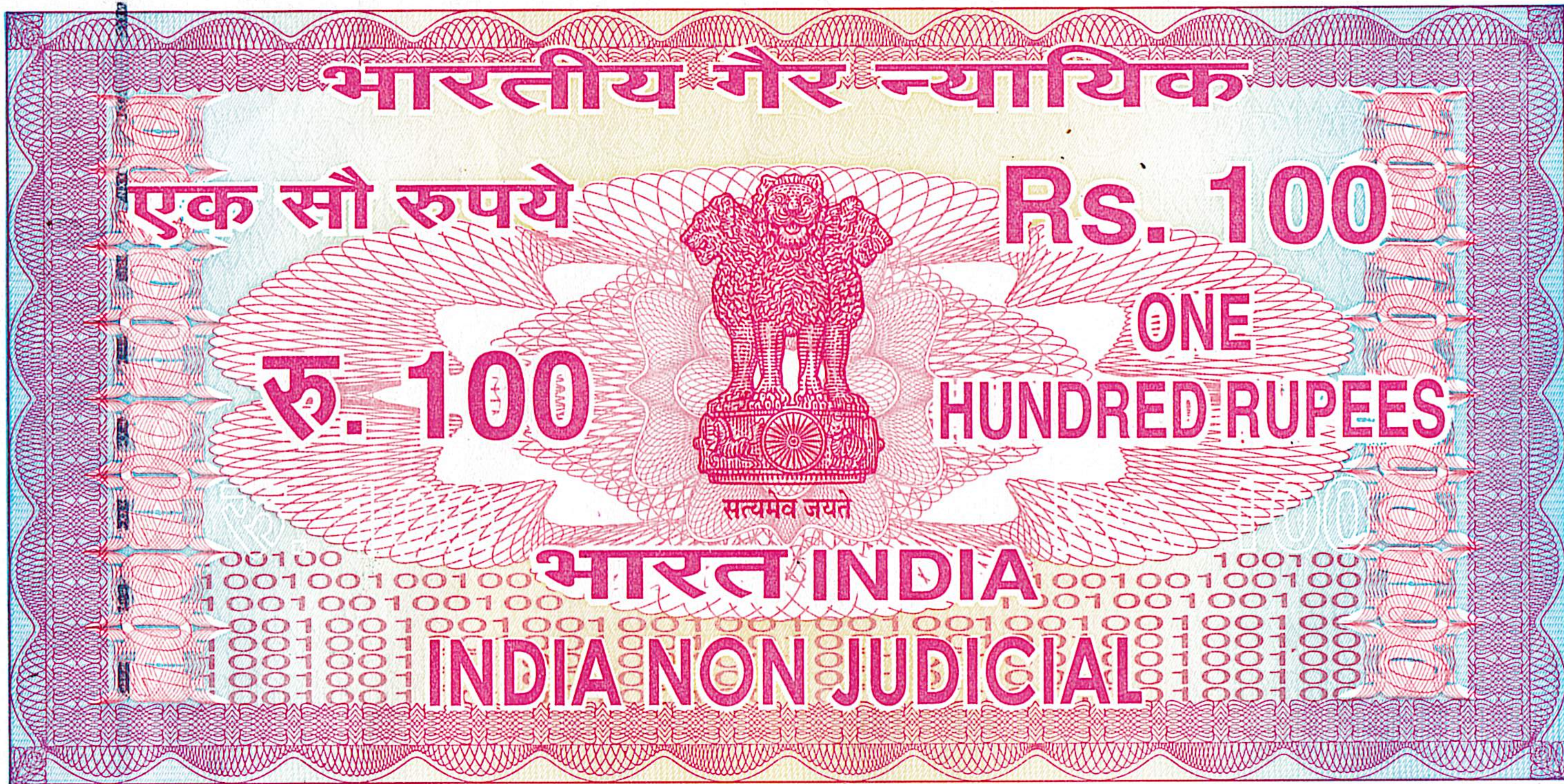
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Official Property Record





தமிழ்நாடு தமிழ்நாடு TAMILNADU

27/02/2025

S. சந்திரசேகரன்
செல்வம்பட்டி

EN 473960

S. கணேசன்
முத்திரைத்தாள் விற்பனையாளர்
கருதுனம்பட்டி
உரிமம் எண் : 28 / 2010 / B1
திண்டுக்கல். தமிழ்நாடு.
9944998202

FORM 'B'
[See rule 3(4)]

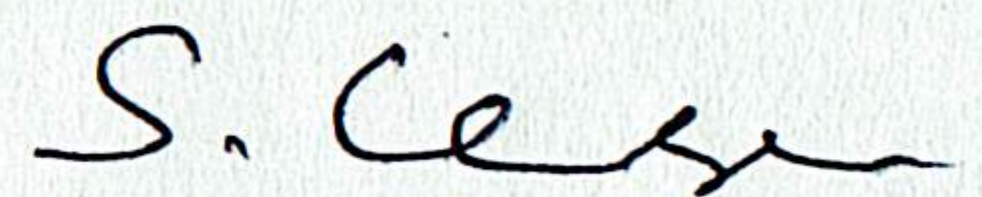
Affidavit cum Declaration of duly authorized by the of promoter of the proposed project vide his authorization dated:

I, **Mr.S.CHANDRASEKARAN** aged : 67 , Door no: 8A, West Ashok nagar,P.V.K.Mahal back side, Dindigul. promoter of the proposed project do hereby solemnly declare, The project is situated on plot bearing survey no: **74/7A2 AND 74/7A3** In **Vellampatti** village, **Vedasandur** taluk and **Dindigul** district Measuring **2600.00 SQM** undertake and state as under

1. That promoters have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances: Enclosed.
3. That the time period within which the project shall be completed by promoters are 29/11/2024 from the date of commencement

S. Chandrasekaran

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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.
8. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoters 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

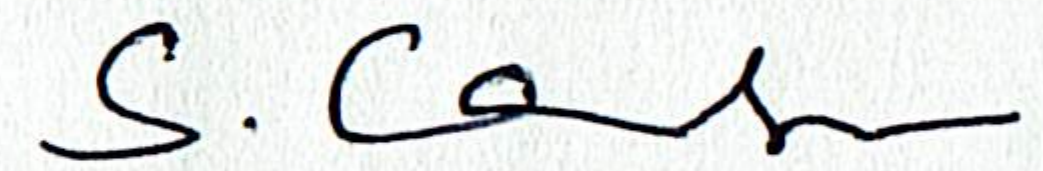
Verification

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2600.00 SQM undertake and state as under

The contents in the para No:1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at on this 01 day of March 2025



Deponent

Our services go beyond



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.

Smarter Tools, Stronger Decisions



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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real estate journey

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