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தமிழ்நாடு तमिलनाडु TAMILNADU -7 FEB 2025 DT 823524

M.S. சுரேந்திரன்
முத்திரைத்தாள் விற்பனையாளர்
ஒழலக்கோயில், குன்னத்தூர் சா.ப.அ
உரிமம் எண் : 3/2000 மா.ப.அ. கோப

BHAGAVAN GARDENS
PACHAMPALAYAM

FORM – 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit-cum-Declaration of **M/s. "BHAGAVAN GARDENS" - (Pan No. ABDFB4229N)**, a firm incorporated as per the Indian Partnership Act 1932, Land situated in **S.F.NO.142/9C,142/10B,143/1A,149/1A** situated at **Pachampalayam** Village& Panchayat, Anthiyur Taluk, **Erode** District. Represented by its Authorised Signatories,
1.Mr.D.Shanmugam,
2.Mr.D. Sivakumar.

We are the promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. **For Bhagavan Gardens**
Managing Partner

2. **For Bhagavan Gardens**
Managing Partner

1. That the promoter 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 along with an authentication copy of the agreement between such owner and promoter for development of project is enclosed herewith.

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

3. That the project work had been 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal have been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time from the competent authorities.

1. **For Bhagavan Gardens**

Managing Partner

2. **For Bhagavan Gardens**

Managing Partner

8. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the 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 Bhagavan Gardens

1. **Managing Partner**

2. **For Bhagavan Gardens**

Deponents

Managing Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

For Bhagavan Gardens

Managing Partner

Verified by us at Pachampalayam on 07-02-2025

1. **For Bhagavan Gardens**

2. **Managing Partner**

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.



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

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