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தமிழ்நாடு तमिलनाडु TAMILNADU ₹.100/-
02.06.2025

நியாயமண்
திருச்செங்கோடு

DL 810937
K. Hemapriya
கே.ஹேமப்பிரியா,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 3/2002/ஈரோடு
மாவட்டம், தமிழ்நாடு

FORM -'B'

[Seerule3(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 I, **Mr.S.Sivaraman** Promoter of the proposed project / duly authorized by the promoter of the proposed project **SF.No- 162/2B2 O.Rajapalayam Village and Panchayat, Thiruchengode Taluk, Namakkal District, Tamil Nadu State.** vide his authorization dated **02- June - 2025**.

I, **Mr.S.Sivaraman** Promoter of the proposed project / duly authorized by thepromoter of the proposed project, do here by 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

I, **Mr.S.Sivaraman** have 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 real estate project is enclosed here with.

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

OR

That, details of encumbrances _____ 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 is **Completed.**

4. That, seventy per cent of the amounts realized by me / Promoter for the real estate project from the allotters, from time to time, shall be deposited in as separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost andshallbeusedonlyforthatpurpose.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn inproportionto the percentage ofcompletion oftheproject.

6. That, I/promoter shall get the accounts audited with in **Completed** 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 thatzamounts collected for a particular project have been utilized for the project and the with drawl has been in compliance with the proportion to the percentage of completion of the project.

7. That, We/promoters shall take all the pending approvals on time from the competent authorities.

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

09. That, We/promoters shall not discriminate against any allotted eat the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

We, the deponent above, do here by verify the content so my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this **02 – June– 2025.**

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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