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EH 768577

7.1.2025

K.C. வேலாயுதம்
மு.வி. L.No: 4564/B1/2007,
கம்பைநல்லூர்
காரிமங்கலம்-(Tk), தருமபுரி-(Dt)

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.Guna Son of Mr.Mahalingam** , is the promoters of the proposed project Approved Layout at **Pappampadi Village** in **S.F.No:208/3A1**, in **Pappampadi Panchayat, Pappireddipatti Taluk Dharmapuri District.**

K. VIJAYAN, B.Com.,B.L., NOTARY DHARMAPURI GOMS No: 127 Law Dated: 17-03-2022 DHARMAPURI-(DT)

8/1/2025

Cell: 94432 86820
K. VIJAYAN, B.Com.,B.L.
Advocate & Notary, Roll No: 694/04
21, P.R. Sundaram Iyer Street
Opp. to Senthilkumar Textiles
DHARMAPURI-636 701

SIGNED BEFORE M!

We, 1.Mr.M.Jaikumar Son of Mr.Munusamy, 2.Mr.B.Padmanaban Son of Mr.Balakrishnan, is the promoters of the proposed project do hereby solemnly declare, under take and state as under.

1 That we has 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 authenticated copy of the agreement between such owner and promoters for development of the project is enclosed here with.

2 That the said land is free from all encumbrances.

3 That the time period with in which the project shall be completed by the promoters is 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 for 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5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to the percentage of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 we shall get the account saudited with in 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 utilized 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 shall take all the pending approvals on time, from the competent authorities.

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

9 That we 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.

Deponents

K. VIJAYAN, B.Com B.L
Advocate & Notary, Roll No: 694/89
21, P.R. Sundaram Iyer Street
Opp. to Senthilkumar Textiles
DHARMAPURI-636 701

K. VIJAYAN, B.Com.B.L. NOTARY DHARMAPURI GOMS No: 127 Law Dated: 17-03-2022 DHARMAPURI-(DT)

SIGNED BEFORE ME

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by our there from

Verified by me at **Pappampadi Village** and **Panchayat** on **07.01.2025**.

Deponents

SIGNED BEFORE MI

Notary Sign.

Cell: 9443286820
K. VIJAYAN, B.Com, B.L.,
Advocate & Notary, Roll No: 894/82
21, P R. Sundaram Iyer Street
Opp. to Senthilkumar Textiles
DHARMAPURI-636 701

07/01/2025

Witness :

1). 07/01/25

2). 07/01/25

K. VIJAYAN, B.Com.,B.L.,
NOTARY
DHARMAPURI
GOMS No: 127
Law Dated: 17-03-2022
DHARMAPURI-(DT)



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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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