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தமிழ்நாடு தமிலநாடு TAMILNADU

DF 838550

13-2025

S. Soundhar, Chennai

V. SUMATHI
STAMP VENDOR
REG. No: 47/2102/ 3/98 dated 27-5-1998
No: 13/1, KANDAPPA STREET,
KRISHNAMPET, CHENNAI-600 005.
Cell: 8248388373,

23/04/2025

FORM'B'

[Seerule 3(4)]

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

Affidavitcum Declaration

Affidavit cum Declaration of Mr.S.SOUNDHAR (POWER AGENT) promoter of the proposed project GOLDEN CITY S.F.No: 1/1A,2/1A Vadakumarai Panchayat and Village and S.F.No: 118/4,118/10 and Deviyakuruchi Panchayat and village and measuring about , 5.60 Acre (22662.40Sq.Mtr) - in Thalaivasal Panchayat union in Thalaivasal Taluk, Salem District, Tamilnadu.

I **Mr.S.SOUNDHAR (POWER AGENT)** promoter of the proposed project do hereby solemnly declare,undertake andstate as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed

   OR

   Have entered into joint development agreement/collaboration agreement /development agreement or any other agreement with Not Applicable whopossess a legal title to the land on which the development of the proposed project is to be carried out AND

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a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development oftheprojectis enclosed herewith.

2. That the said land is free from all encumbrances.OR Possess such encumbrances as Not Applicableincluding details of any rights,title,interest ornameofanypartyinor oversuchland,alongwithdetails.

3. That the time period with in which the project is completed.

4. That seven type recent of the amount 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheendofeveryfi nancialyearbyacharteredaccountantinpractice,andshallproducea statement of accounts duly certified and signed by such chartered accountantto the Authority and it shall be verified during the audit that the amountscollected for a particular project have been utilised for the project and thewithdrawalshavebeenmadeincompliancewiththeproportiontothepercentageof completion ofthe project.

7. ThatI / promoter shall take all the pending approvals on time, from the competent authorities.-Completed.

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8. That I / promoter have / has furnished such other documents as have beenprescribedby therules andregulations madeunderthe Act.

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by met here from.

Verified by **Mr.S.SOUNDHAR (POWER AGENT)** on 23.04.2025 at Salem.

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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