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தமிழ்நாடு தமில்நாடு TAMILNADU

18 JAN 2025

S. RAMASWAMY

MADURAI

N. W. N.
என். சிவக்குமார், பி.பி.ஏ.,
அலகிசுன் நீராருந்தி 3332/2/91
முத்திரைக்காகித விற்பனையாளர்
92, திரு.க.க. தெரு அப-பாது ரோடு
பதுரை-605 010, (தமிழ்நாடு)

DY 633241



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

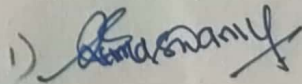
Affidavit cum Declaration

Affidavit cum Declaration of Tvl. S.Ramaswamy, P. Seenivasagan & S.R.Aswinth Balaji promoter of the proposed project "MUTHTAMIL NAGAR PHASE-II" at S.F.No. 130/1A1B1A of Nallur Panchayat/Village, Thiruparankundram Panchayat union/ Taluk, Madurai District.

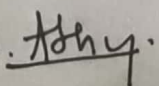
We, Tvl. S.Ramaswamy, P. Seenivasagan & S.R.Aswinth Balaji promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1) S. Ramaswamy
2) P. Seenivasagan
3) S.R. Aswinth Balaji

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed project at S.F.No. 130/1A1B1A of Nallur Panchayat/Village, Thiruparankundram Panchayat union/ Taluk, Madurai District is technical clearance issued by the assistant director of T& CP Madurai in ROC NO;- 34637/2024/SWP/BK91CYXY/2024/TCP dated 26/12/2024 and Layout Final Approval issued by Village panchayat ,Nallur dated 31/12/2024 (Layout Approval 397/2024 and PP No :-438/2024)
2. That the said land is free from all encumbrances.
OR
Possess such encumbrances as including details of anyrights, 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/promoter is Completed.
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, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

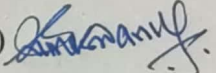
1) 

2) P. Seeirany,

3) S.R. 

9. That I / 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.

Deponent

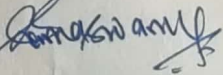
- 1.) 
- 2.) P. Seeriyar:
- 3.) S. R. Arun

Verification

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

Verified by me at Madurai on this 18th day of January 2025.

Deponent

- 1.) 
- 2.) P. Seeriyar:
- 3.) S. R. Arun



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



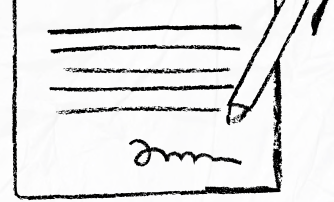
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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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