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தமிழ்நாடு तमिलनाडु TAMILNADU

Rs 100/-

22.4.2025

M. பூபதி வெங்கடேஷ்
எண்.சுப்பம்பாளையம்

EW 945973

கா.செ. நல்லசாமி
சார்பதிவாளர் அலுவலக
முத்திரைத்தாள் விற்பனையாளர்
திங்களூர் -638 055
உரிமம்: D.Dis.11644/80

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.BOOPATHI VENKATESH** promoter of the proposed project **NANDHAVANAM VILLA** situated at **SF.NO. NO.324/1A2,324/2A2, THINGALORE PANCHAYAT & VILLAGE, PERUNDURAI TALUK, ERODE DISTRICT. TAMIL NADU. PIN CODE – 638 401.**

NOTARY
Name: S. MANIAN, M.A.,B.L.,
Area: Perundurai Tk
Regd. No.G.O. Ms.No.341/16
INDIA
Pin: 638 052
GOVT. OF TAMIL NADU

Deponent.

S.M 26.4.2025

Mob. 99659 41074 94 229074
S. MANIAN, M.A.,B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI -638 052. Erode Dt.
Tamilnadu, India
Book No. 4-N Serial No. 1181.

I, **M.BOOPATHI VENKATESH,** promoter of the proposed project do hereby 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 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 project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nil (project is completed)
4. That seventy per cent of the amounts realized by us/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 development and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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 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 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.
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.

SOLEMNLY AFFIRMED AND SIGNED
BEFORE ME AT PERUNDURAI, ERODE Dt.,
PIN: 638 052 ON 26-4-2025

Deponent

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 Erode on 26.4.2025 day of April 2025.

Deponent

NOTARIAL NOTARIAL

Name: S. MANIAN, M.A., B.L., Area: Perundurai Tk, Regn. No: C.C. Ms.No.341/16, INDIA, Pin: 638 052

Mob. 94865 41074 ☎ 22607

S. MANIAN, M.A.,B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI -638 052. Erode Dt
Tamilnadu, India
Book No. XXIV Serial No. 1181

S. MANIAN, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
306, RAM NAGAR,
PERUNDURAI - 638 052.
ERODE DIST. TAMILNADU, INDIA.
APP/REN/ERD2204/00002



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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

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