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தமிழ்நாடு தமிலநாடு TAMILNADU ₹100/.

06-03-2025

EW 944763

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

K. சுபாஷ் சந்திரபோஸ்

மேற்படுபவர்.

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.**K.SUBASH CHANDRABOSE** promoter of the proposed project **NANTHAVANAM V. S. K. NAGAR** situated at **SF.No.146/19A1B & 146/19B1 Mettupudur Village, Mettupduur Panchayat, Perundurai Taluk, Erode District., Tamil Nadu-638056.**

I, **K SUBASH CHANDRABOSE,** 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.

S. MANIAN, M.A., B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI-638 052 Erode Dt.
Tamilnadu, India
Regn No. XXIV/ Serial No. 728

10.3.2025

Deponent.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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.

Perundurai
10.3.2025

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 Perundurai on this 10th day Of March 2025.

Deponent

SOLEMNLY AFFIRMED AND SIGNED BEFORE ME AT PERUNDURAI, ERODE DT.
PIN : 638 052 ON 10.3.2025

10.3.2025

S. MANIAN, M.A., B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI -638 052. Erode Dt
Tamilnadu, India

10.3.2025

S. M... M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
305, RAM NAGAR
PERUNDURAI - 638 052.
ERODE DIST. TAMILNADU, INDIA.
APP/REN/ERD2201/00002



our services doesn't just end there

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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

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