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3/350/2 Mettukuppam,
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Chennai, India

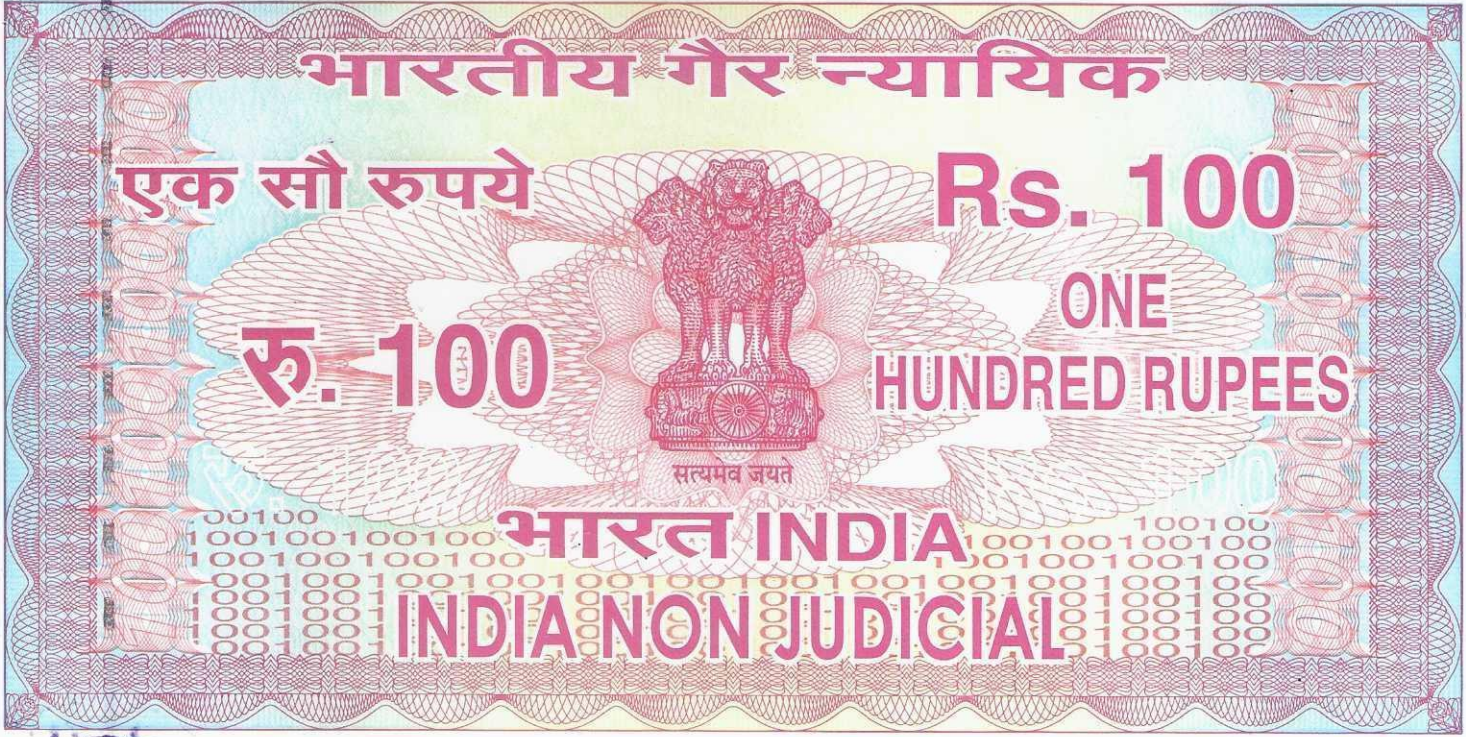
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- 6 NOV 2024

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

DX 327965

V. S. காராமன்

மா.ந.நீதிமன்ற முத்திரை தாள்

செயல்பாட்டாளர், துறைமுகம்.

1. C No. 15203/83

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 S.MARTIN S/o SANTIAGO (OWNER), M.SIVAPRAKASH S/o MANICKA GOWDAR (POWER AGENT), VEDAMUTHU S/o SANTIAGO (POWER AGENT) Promoter of A Principal Proposed Layout in S.no:73/2, at the extent of 2.17 acre OR 8781.69 Sq.M at Thudiyalur Village/Panchayat, Coimbatore North Taluk, Coimbatore District.

We, Mr. S.MARTIN S/o SANTIAGO (OWNER), M.SIVAPRAKASH S/o MANICKA GOWDAR (POWER AGENT), VEDAMUTHU S/o SANTIAGO (POWER AGENT) of the proposed project do here by solemnly declare, undertake and state as under:

1. That, We / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

We have/has a legal title to the land on which the development of the proposed project is to be carried out

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 real estate project is enclosed here with.

S. Martin
M. Sivaprasanth
R. S. S.

2. That the said land is free from all encumbrances.

OR

That, details of encumbrances from 01.01.2024 to 27.11.2024 including details of any rights, 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.

4. That, seventy per cent of the amounts realized by We/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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, We/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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, We/ promoter shall take all the pending approvals on time from the competent authorities.

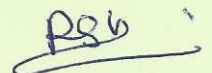
9. That, We / promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, We/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

x 

x M. Sivaraj

x 

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Salem on this 27 -11- 2024.

Deponent

x 

x M. Sivaraj



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



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

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