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தமிழ்நாடு तमिलनाडु TAMILNADU ₹. 100 DS 892636

31 DEC 2024

S.RAMAMURTHY, S.V
L.No:05/1992
KARUR

V. ராஜகோபால்
தானலப்பூர்

FORM 'B'

[See rule 3(4)]

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

Affidavit Cum Declaration

Affidavit cum Declaration of Mr./Mrs. **V.RAJAGOPAL and V.BALACHANDAR** Promoter of the proposed project **U1GNZ3AD/2023/TCP. PALAYAM VILLAGE, S.FNO:1527/1A, 1B,1C, PALAYAM TOWN PANCHAYAT, GUZILIAMPARAI TALUK, DINDIGUL DISTRICT**.

I, **V.RAJAGOPAL and V.BALACHANDAR** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. V. Rajagopal
2. V. Balachandar

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 NO .

   who possess 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 project is enclosed here with.

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

   OR

   Possess such encumbrances as NO 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 by me/ promoter is **COMPLETED** .

4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 project, the withdrawal can be done after obtaining a certificate form 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.

1. V. Rajagopal
2. V Balakrishnan.

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 document 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.

Deponent

1. V. Rajagopal

2. V Balakrishnan

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 G. Parai on this 04th day of January -2025

Deponent

1. V. Rajagopal

2. V Balakrishnan

PROJECT ABSTRACT COST

SL.NO	DESCRIPTION	TOT.EXTENT	AMOUNT	TOT.COST
1	LAND PURCHASE	2.05		74,326.00
2	LAND LEVELING AND DOZZING	2.05		30000.00
2	COST OF DRAINAGE CONSTRUCTION	2.05	1200000	1476000.00
3	COST OF ROAD CONSTRUCTION	2.05	1200000	984000.00
4	INSTALLATION OF EB POLE AND STRRET LI	2.05	60000	123000.00
5	INSTALATION OF WATER LINE	2.05	60000	123000.00
6	EARTH FILLING	2.05	300000	615000.00
7	**DTCP FEE PAID DETAILS**			
	SCRUTINY FEES			12450.00
	CENTAGE CHARGE			9900.00
	OPEN SPACE RESERVATION FEE			35,352.00
8	**LOCAL BODY FEE PAID DETAILS**			
	LAYOUT INSPECTION FEE			29000.00
	SCRUTINY FEES			500.00
	OTHER CHARGES			15000.00
	VACANT LAND TAX			26802.00
	TOTAL PROJECT COST			3554330.00

SAY TOTAL PROJECT COST **3554400.00**

(RUPEES THIRTY FIVE LAKHS FIFTY FOUR THOUSAND FOUR HUNDRED ONLY)

Er. P. YOGESWARAN, D.C.E.,B.E.,
DTCP Registered Engineer, Reg.No: RE/Gr-III/KRR/007/JAN/2024
ASIA CONSTRUCTIONS
16/E/7, Sri Amman Complex, Trichy Main Road,
Thinnappa Nagar, Karur - 639 004. Cell: 97871 25533



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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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