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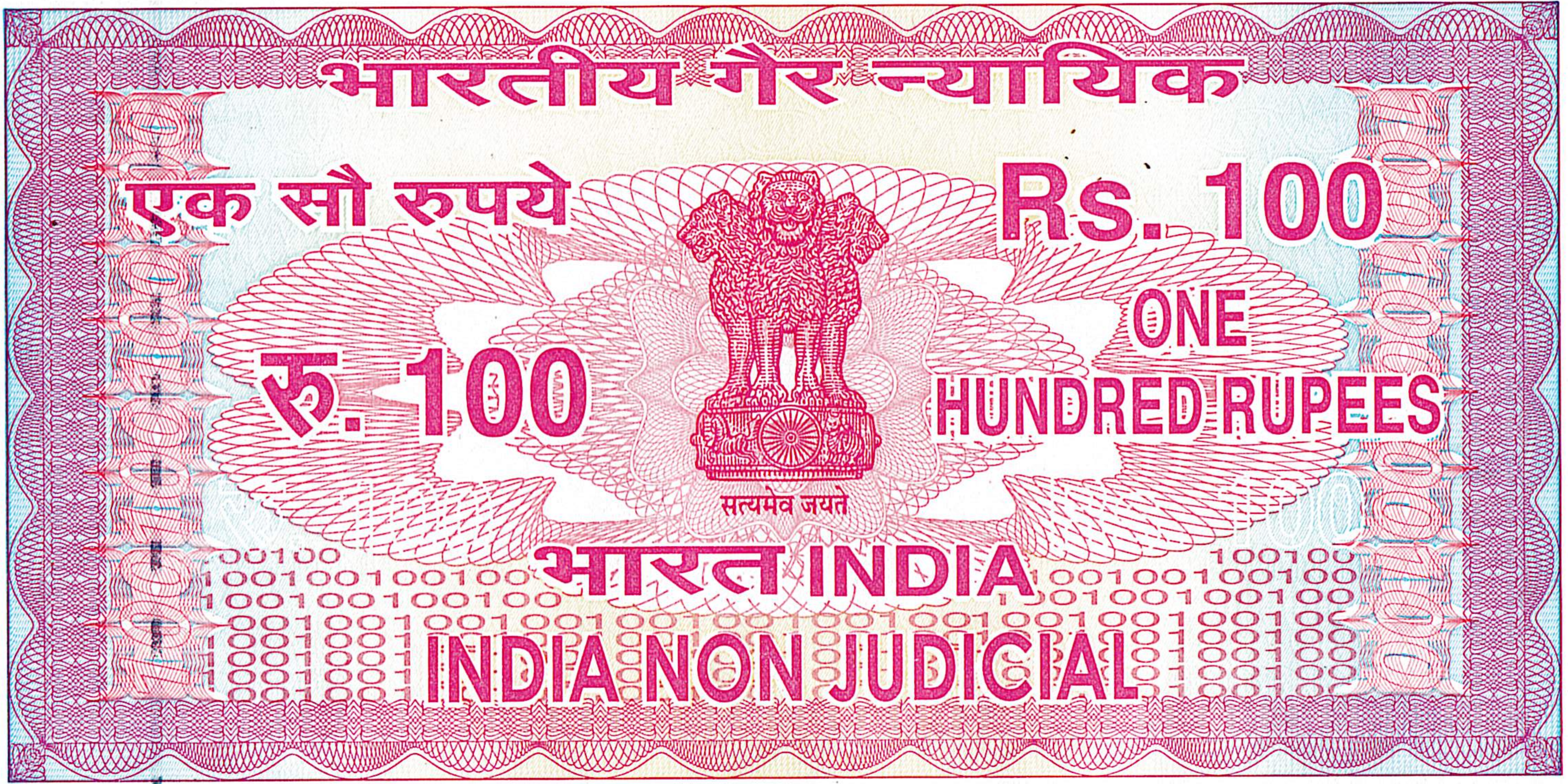
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Official Property Record

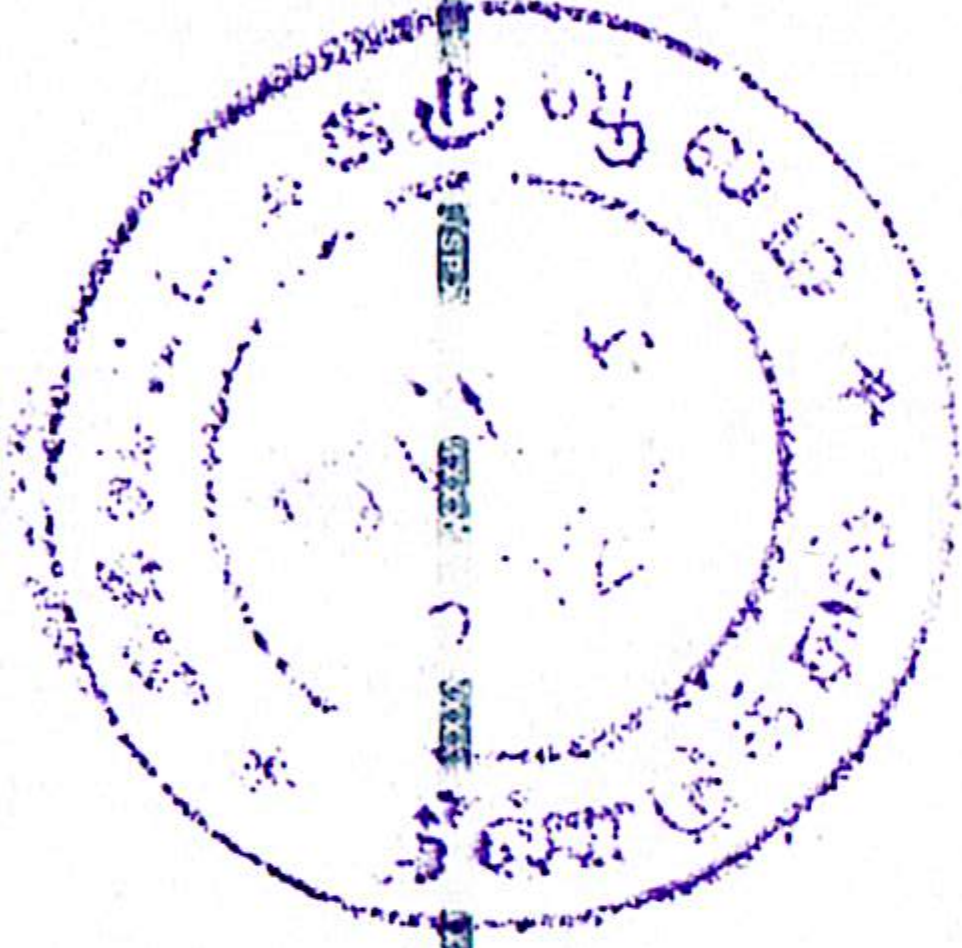




தமிழ்நாடு தமில்நாடு TAMILNADU

26.02.2025

EN 461023



T. சிவசுந்தரபாண்டி
திட்டியப்பட்டு

ஆர்.நாதாசாமிசுவாமி
முத்திரைத்தாள் விற்பனையாளர்
நீதி மன்ற வளாகம்.
உ.எண் : 363/ஆ 1/2004
2டி/1 வாழ்க வளமுடன் தெரு,
L.G.B.காம்பவுண்டு,
Y.M.R.பட்டி திண்டுக்கல்.

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

Affidavit cum Declaration of T.SOUNDIRAPANDI duly authorized by the of promoter of the proposed project vide his authorization dated:

I, T.SOUNDIRAPANDI aged : 41 , 6-1-100, IDAIYAPATTI, AMMAIYANAYAKKANUR, DINDIGUL DISTRICT-624201 promoter of the proposed project do hereby solemnly declare, The project is situated on plot bearing survey no:156/2,3,4 and 5A In Oruthattu village, Nilakottai taluk and Dindigul district Measuring 9190.00 SQM undertake and state as under

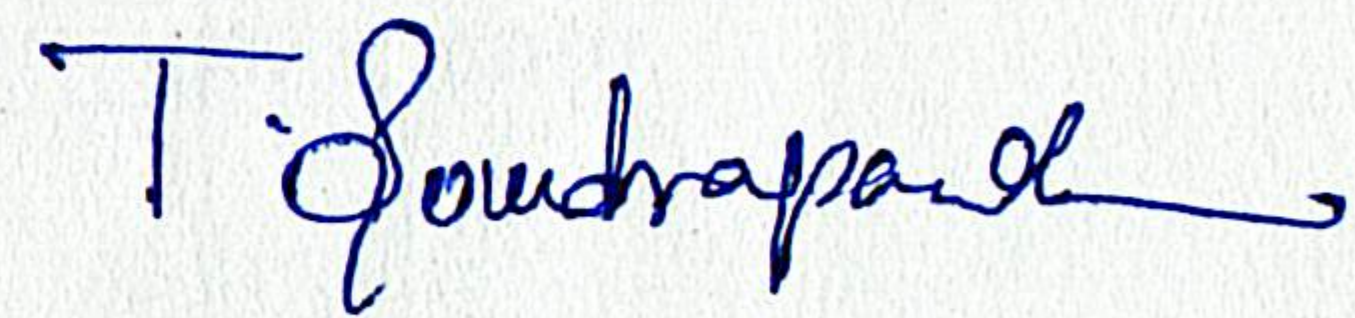
1. That promoters have a legal title to the land on which the development of the project is proposed

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

T. Soundirapandi

3. That the time period within which the project shall be completed by promoters are 20.01.2025 from the date of commencement

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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.
8. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoters 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

Verification

I, T.SOUNDIRAPANDI aged : **41** , **6-1-100, IDAIYAPATTI,**
AMMAIYANAYAKKANUR, DINDIGUL DISTRICT-624201
promoter of the proposed project do hereby solemnly declare,
The project is situated on plot bearing survey no:**156/2,3,4 and 5A** In
Oruthattu village,**Nilakottai** taluk and **Dindigul** district Measuring
9190.00 SQM

The contents in the para No:1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at on this 26 day of FEBRUARY 2025

Deponent

T. Soundirapandi

Our services go beyond



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.

Smarter Tools, Stronger Decisions



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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