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தமிழ்நாடு तमिलनाडु TAMILNADU DW 962453

20 JUL 2024

V.சீதாராமன்
மா.ந.நீதிமன்ற முத்திரை தாள்
விற்பனையாளர், துறையூர்,
L.C.No.15203/83

FORM'B'
[Seerule3(4)]

DECLARATION,SUPPORTEDBYANAFFIDAVIT,WHICHSHALLB ESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBY THEPROMOTER

Affidavit
cumDeclaration

(I) Affidavitcum Declarationof**1)Mr.A.Iqbal**Promoteroftheproposed project**IAS NAGARNewRegular Layout,SF.195/1A,195/6,195/7,Aykudi Village, Ayikudi Panchayat,Mannachanallur Panchayat Union, Mannachanallur Taluk, Thiruchurapalli District.**

IMr.A.Iqbal,promoteroftheproposedprojectdoherebysolemnlydeclare, undertakeandstateasunder:

1. ThatI/promoterhave/hasalegaltitletothelandonwhichthedevelopment oftheprojectisproposedORHaveenteredintojointdevelopmentagreement/colla borationagreement/developmentagreement or any other agreement who possess a legal title to the land onwhich the developmentofthe proposed project is to be carried out AND alegally valid authentication of title of such land along with an authenticatedcopy of the agreement betweensuch owner and promoter for developmentof theprojectisenclosedherewith.

2. Thatthesaidlandisfreefromallencumbrances.

3. Thatthetimeperiodwithinwhichtheprojectshallbecompletedbyme/**promoteris completed.**

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentandthelandcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect anda chartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayoutprojects,thewithdrawalcanbedoneafterobtainingacertificatefrom the Architect / Licensed Surveyor stating that the project has beendeveloped and completed in all respects as per the layout approved by thecompetentauthority.

6. That I / promoter shall get the accounts audited within six months aftertheend of every financial year by a chartered accountant in practice, andshall produce a statement of accounts duly certified and signed by suchchartered accountant to the Authority and it shall be verified during theaudit that the amounts collected for a particular project have been utilizedfor the projectand the withdrawals have been made in compliance withtheproportiontothepercentageof completionoftheproject.

7. That I / promoter shall take all the pending approvals on time, from thecompetent authorities.

8. That I / promoter have / has furnished such other documents as have beenprescribedbytherules andregulationsmadeundertheAct.

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correctandnothingmaterialhasbeen concealedbymethere from.

Verifiedbymeat thiruchirapalli on this tuesday of 30.07.2024.

Deponent



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.



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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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