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Ganda Steels -

12/7/2024

V. RAJENDRAN, B.A.
L.No. 44/B3/97
No.54/420, PANTHEON ROAD,
EGMORE, CHENNAI-600 002

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

M/S, GARUDA STEELS having it registered office at No.309/1A, Kulathupalayam Pudur, Devanampalayam (P.O), Kinathukkadavu Tk, Coimbatore Dist, TamilNadu - 642120. represented by its Partners Mr M. RAMESH & Mrs R. DHANALAKSHMI residing at Flat No.31 S K PRESTIGE APARTMENT 74-75 Dr Radhakrishnan Road, Coimbatore South, Tamilnadu – 641012. in respect of the lands covered in the layout known as 'COSMO SQUARE' situated at S. Nos 623/1A & 623/1B Of Kurichi Village, as per Patta ,Madukarai Taluk, Coimbatore District, Tamil Nadu.

1. That we are promoter have a legal title land which the development of the project is proposed a legally valid authentication of title such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith

2. That the said land is free from all encumbrances

3. That the project is completed.

For GARUDA STEELS

Partner

For GARUDA STEELS

Partner

4. That seventy per cent of the amounts utilized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 promoter shall take all the pending approvals on time, from the competent authorities.

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we 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.

Deponents

For GARUDA STEELS

Partner

For GARUDA STEELS

Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Chennai on this 12th day of December, 2024.

Deponents

For GARUDA STEELS

Partner

For GARUDA STEELS

Partner



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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