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18-2-25

S. JAYANTHI
STAMP VENDOR
Lic. No. 17/2023
Kallakurichi-606202
Villupuram District

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER

Affidavitcum Declaration

AffidavitcumDeclarationofof A.SYEDZULBIHARALI

theproposed project S.No.491/9A at an extend of 2.45acre in chinnasalem south panchayat and Village, chinnasalem town panchayat, chinnasalem Taluk, Kallakurichi District,

I,

of the proposed project do hereby solemnly declare,undertakeandstate asunder:

1. ThatI/promoterhave/hasalegaltitle tothelandonwhichthe developmentoftheprojectisproposed
   OR

× A. Syed Ali

Haveenteredintojointdevelopmentagreement/collaborationagreement /developmentagreementoranyotheragreementwith_____
Who possessalegaltitletothelandonwhichthedevelopmentoftheproposedprojectistobe carriedout and a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development oftheprojectisenclosedherewith.

2. That the said land is free from all encumbrances.
OR
Possesssuchencumbrances as
Enclosed includingdetailsofanyrights, title, interest or name of any party in or over such land, along withdetails.

3. Thatthetimeperiodwithinwhichtheprojectshallbecompletedbyme/promoteris Completed.

4. That seventy per cent of the amounts realised 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 developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheend of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora particular project have been utilisedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof 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 beenprescribedbytherulesand regulationsmadeundertheAct.

× A. Sy

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 Affidavitcum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at chinnasalem south village on this25.02day of 2025

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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