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தமிழ்நாடு तमिलनाडु TAMILNADU

ரூ.100/-

10.2.2025

சந்திரசேகர்

வெள்ளகோவில்

EL 204580

S. சண்முகமிராயா
ஸ்டாம்பு வெண்டர்
14.கரூர்ரோடு, காங்கயம்-638701.
L.No.10/TUP/2015.

SUB TREASURY KANGEYAM

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **R P CHANDRASEKAR & V UMAVATHI** promoter of the proposed project **SRI KUMARAN AVENUE** situated at **R.S.NO. 24/A1C2 & 24/A2, VELLAKOVIL MUNICIPALITY & VILLAGE, KANGEYAM TALUK, TIRUPUR DISTRICT, TAMIL NADU. PIN CODE – 638 111**

I, **R P CHANDRASEKAR & V UMAVATHI,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the developmentof the project is proposed

NOTARY K. Kandaswamy, B.A.,B.L. G.O MS No. 182/2020 Tiruppur District GOVT. OF TAMILNADU

K. KANDASWAMY, B.A,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam - 638701,
Tiruppur Dt, Tamil Nadu South India.
G.O.M.S.No.182/2020

M.

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 herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nil (Project is Completed)
4. That seventy per cent of the amounts realised by us/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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents 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

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me there from.

Verified by me at Kangayam on this 12th day of February 2025.

Deponent

NOTARY GOVT. OF TAMIL NADU K. Kandaswamy, B.A.B.L. G.O.M.S No.182/2020 Tiruppur District NOTARIAL NOTARIAL

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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

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