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தமிழ்நாடு சமீலநாடு TAMIL NADU

10 NOV 2022

13AC 859095



M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/91
SATDAPET, CHENNAI-15. 9840173008

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

Affidavit cum Declaration

Affidavit-cum-Declaration of M/s. GKS PROPERTIES PVT LTD., Owner cum Promoter of the proposed project named as "GRANDEZZA", situated in Survey 248/2, Padi Village, Ambattur Taluk (As per Document) and presently as per computerized Town Survey Land Register comprised in T.S.No.28/2, Padi Village, Block-72, Ambattur Taluk, Chennai District.

I, M/s. GKS PROPERTIES PVT LTD Owner cum Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I have the legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. That, the said land is free from all encumbrances.

For GKS PROPERTIES PVT. LTD.

Director

3. That the time period within which the project shall be completed by me by October' 2025 along with grace period of 6 months.
4. That, seventy percent of the amounts realized 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 ascheduled 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in portion to the percentage of completion of the project, as far as building is concerned.
6. That, I 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, I shall take all the pending approvals on time from the competent authorities.
8. That, I furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That, I 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.

For G K S PROPERTIES PVT. LTD.

Director

Deponent

Verification

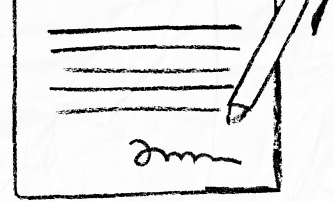
I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true andcorrect to the best of my knowledge and I have not concealed any material facts.

Verified on this 15TH day of May 2024

For G K S PROPERTIES PVT. LTD.

Director

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.



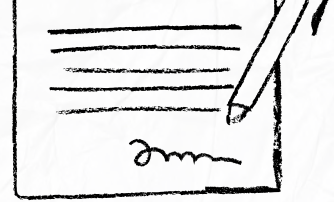
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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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



We're honored to be part of your
real estate journey

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