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தமிழ்நாடு तमिलनाडु TAMILNADU

T. Ramesh
Chennai -45

EF 773164

18/11/2024

R. NIRMALA
Stamp Vendor
9, SHANMUGAM ROAD,
TAMBARAM, CHENNAI-45.
Lic.No.: 9566 B1/2000 Dt.7.9.2000

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Squared Earth Estates Pvt Ltd**, represented by its Authorized Signatory **Mr. Ramesh** Promoter of the proposed Project **YAGAVA AVENUE**, Plot No/SF No: 578/1A & 2A of Gerugambakkam Village, Kundrathur Taluk, Kanchipuram Dt.

I, **T.Ramesh** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter has got legal title to the land on which the developmentof the Project is at **"YAGAVA AVENUE " SF.No: Survey no./ Plot no.578/ 1A & 2A, Gerugambakkam Village, Kundrathur Taluk, Kanchipuram Dt,** who possess a legal title to the land on which the development of the proposed project is to be carried out 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.

For SQUARED EARTH ESTATES PVT. LTD.,

Director

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **completed**.

4. That seventy per cent of the amounts realized by 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.

5. That the amounts from the separate account, For layout projects, the withdrawal can be done 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 the promoter shall get the accounts audited within six months after theend 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That the 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.

For SQUARED EARTH ESTATES PVT. LTD.

Director

Deponent

Verification

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

Verified by me at Chennai on this **18th** day of **November 2024**

Deponent

For SQUARED EARTH ESTATES PVT. LTD.

Director



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

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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