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தமிழ்நாடு தமிழ்நாடு TAMILNADU

DF 806564

B. Prabakaran
G. Udayakumar
S.V. Hariharan

22 MAR 2025

S. SARASWATHI
STAMP VENDOR
LC No: 9228/2/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176550080

FORM -'B'

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

Affidavit-cum-Declaration of **1. Mr.B. PRABAKARAN, 2. Mr. G. UDAYAKUMAR & 3. Mr. S.V. HARIHARAN** Promoter of the proposed project

We, Individual, **S.Nos. 66/2A1, Tiruvancheri Village**, Tambaram Taluk Chengalpattu District.
Promoter of the proposed project / duly authorized by the 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 development of the project is proposed in **S.Nos. S.Nos. 66/2A1, Tiruvancheri Village**, Tambaram Taluk Chengalpattu District.

OR

1. Mr. B.PRABAKARAN, 2. Mr. G. UDAYAKUMAR &
3. Mr. S.V. HARIHARAN have/has 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 real estate project is enclosed herewith.

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

OR

Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

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 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 a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose as far as building is concerned. For layout project, it will be cost of development and the land cost.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage completion of the project, as far as building is concerned. 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, 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 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 / 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 and nothing material has been concealed by me there from.

Verified on this ..1st..... day of..April 2025

Deponent

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DG 214821

PRABAKARAN.
UDAYAKUMAR
HARIHARAN.
CHENNAI.

S. KESAVARAJ
Stamp Vendor
No-3, GST Road, Pallavaram, Ch-43
L.No.14325 / 94.

UNDERTAKING

This Deed of Undertaking executed at Chennai on 23rd May 2025 by the above said we **1. Mr. PRABAKARAN, 2. Mr. G. UDAYAKUMAR & 3. Mr. S.V. HARIHARAN** Residing at No. Ap 863, 2nd Street, 12th Main Road, Anna Nagar West, Chennai – 600040. We are applied for TNRERA for Residential Sub Division plots site at **S.Nos. 66/2A1, Tiruvancheri Village, Tambaram Taluk Chengalpattu District.**

with reference to the NOC issued by WRD vide letter No DB/T5(3)/8214/2023 dated on 08.03.2024, we hereby agree to abide by all the conditions put- forth in the WRD NOC CONDITIONS.

NOTARY PUBLIC
R. RAMESHKUMAR
CITY OF CHENNAI
G.O. (Ms) No. 226 / 2024
GOVERNMENT OF TAMILNADU

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU DG 214822

PRABAKARAN.
VIJAYA KUMAR
HARIHARAN.
CHENNAI.

23/05/2025

S. KESAVARAJ
Stamp Vendor
No-3, GST Road, Pallavaram, Ch-43.
L.No.14325 / 194.

1. The Ground level of the site should be raised for minimum height of 0.30 to avoid inundation problem (ie) 30cm above Maximum Flood level of Thiruvancheryi Thangal tank.

2. The Existing field channel should be maintained as per Revenue Records

3. There should not be any hindrance to the free of water through the existing channel

4. The wrd officers should be allowed to inspect the site at any time, during execution and there after, if necessary. Advance intimation should be given to the wrd officers concerned before commencement of work.

5. The applicants should abide by the rules and regulation of the wrd from time to time. The applicants should also abide court of law of both state & central government from time to time.

NOTARY PUBLIC
S. RAMESH KUMAR
CITY OF CHENNAI
G.O. (Ms) No. 228/2024
GOVERNMENT OF TAMILNADU

6. The promoter should abide by the rules and regulations of WRD issued from time to time

7. The Applicant Should Not Carry Out Any Other Cross Masonry Structures Across the channel.

8. The channel in s.f.no.66/1 on western side boundary along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the fmb at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the executive engineer. Moreover the width of entire field channel as per revenue records (fmb)
Within the stretch of applicants land should be maintained properly without any change in measurement as per revenue records at any cost.

9. The government field channel stretch abutting the boundary in s.f.no.66/1 on western side should be marked as per fmb and monitored and maintained by the applicant at his own cost. the width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained. the applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost boundary along the proposed land.

10. The applicant should not object at any time for the maintenance work / improvements work of the odai to be carried out by WRD. the applicant should not dump the garbages/debris in the odai and avoid the sewage water into the channel, etc. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/ development works as per revenue records [fmb] are to be carried out by WRD in future periodically.

Witnesses:

1. M. Shanmugam

2. M. Sharmila 1682, 13th Main Road Anna Nagar, Chennai-40

Deponents

B. RAMESH KUMAR, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
No. 6/777, 14th Street, Muthamil Nagar,
Kodungaiyur, Chennai-600118.

NOTARY PUBLIC
B. RAMESH KUMAR
CITY OF CHENNAI
G.O. (Ms) No. 228/2024
GOVERNMENT OF TAMILNADU



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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