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ONE HUNDRED RUPEES

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भारत INDIA

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தமிழ்நாடு तमिलनाडु TAMILNADU

16.09.24

ELAVARASAN.
POLAVAMETTUR

DT 646316

A.K. செல்வராஜ்
முத்திரைத்தாள் விற்பனையாளர்.
உரிமம் எண் : 22 / 2008 / ஈரோடு.
17, ராஜ வீதி அந்தியூர் டவுன்.
அந்தியூர், தமிழ்நாடு.

FORM'B'

[Seerule3(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**1.ELAVARASAN 2.RAMASAMY** promoter of the proposed project **ANNAI NAGAR at S.F.No:1356/4A1A3,4A1A4, Anthiyur Village Cinnathambipalayam panchayat of Anthiyur taluk, Erode District.**

We **1.ELAVARASAN 2.RAMASAMY** promoter of the proposed project do here by 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

OR

Have entered into joint development agreement/collaboration agreement/development agreement or any other agreement with who possess a legal title to the land on which the development of the proposed project is to be carried out.

AND

Alegallyvalidauthenticationoftitleofsuchlandalongwithanauthenticatedcopyofthe agreement between such owner and promoter for development of the project is enclosed herewith.

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

OR

Possess such encumbrance's as_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. Thatthetimeperiodwithinwhichtheprojectshallbecompletedbyme/promoteris**completed**.
4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allot tees, 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 projects, it will be cost of development and the land cost.
5. Thattheamountsfromtheseparateaccount,tocoverthecostoftheproject,Shallbewithdrawn only after due certification by an engineer, architect and a Chartered accountant in practice that the withdrawalisinproportiontothepercentageofcompletionoftheproject,asfarasbuildinga 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 / promoters 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 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 I/ promoters shall take all the pending approvals on time, from the competed authorities.
8. That I/ promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoters 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

ThecontentsofoursaboveAffidavitcumDeclarationaretrueandcorrectand nothing material has been concealed by ours there from.

Verified by us at September on this 16 day of 2024

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.



empowering your real estate decisions with smart tools

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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