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தமிழ்நாடு तमिलनाडु TAMILNADU

EK 829418

D. புஷ்பா
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 19/2008/NMKL
மணிக்கூண்டு, நாமக்கல்.

11 JAN 2025

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 **Mrs.M.Selvi** Promoter of the proposed project / duly authorized by the promoter of the proposed project, located at **S.No.77/1A Kalappanaickanpatti Town Panchayat/Village, Sendamangalam Taluk, Namakkal District,** vide his authorization dated **03.07.2024.**

I, **Mrs. M.Selvi** 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 / Promoters have / has a legal title to the land on which the development of the project is proposed

OR

have a legal title to the land on which the development of the proposed projectis to be carried out

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AND

Mrs.M.Selvi a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters for development of the real estate project is enclosed herewith.

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

OR

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

3. That **the project has been completed (Form-V to be Enclosed within this File).**

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.

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 That, the amounts from the separate account to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of 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 the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That, I **Mrs.M.Selvi** / 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 **Mrs.M.Selvi** / promoter shall take all the pending approvals on time from the competent authorities.

8. That, I **Mrs.M.Selvi** / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, I **Mrs.M.Selvi** / 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

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Verification

We, the deponent above, do here by 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 …**18 day of February 2025**

Deponent

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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

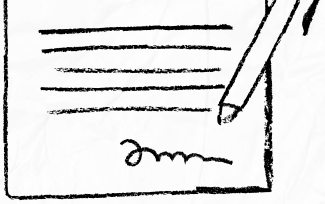
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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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