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12-12-2024

DK 349472

M.S. South Moon Developers Pvt. Ltd. and 2 others.

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017.

FORM B

Affidavit cum Declaration

Affidavit cum Declaration of **(1) M/s. SOUTH MOON DEVELOPERS PRIVATE LIMITED, (2) M/s. SAFEWAY DEVELOPERS (OPC) PRIVATE LIMITED, (3) M. IRSHAD ALI** Son of Mowlana Promoters/proprietors of the layout project "**IYRA MEADOWS**", Survey Number - 28/1, 28/2, 28/3, 28/4, 29/1, 29/2, 30/2, 31/1, 33/2, 33/4, 33/6, 33/7, 34/1, 34/2, 35/1, 35/2, 35/3, 36/1, 36/2, 36/3, 36/6A2, 36/6B, 36/7A, 36/7B, 38/2, 40/9, 42/3, 42/4, 43, 44/1, 44/2, 44/3, 45/1A, 45/1B1, 45/1B2, 45/2, 45/3, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/11, 45/14, 48/2, 48/3, 48/4A, 48/4B, 48/4C, 48/5A, 48/5B, 49/1, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 49/10A, 49/10B, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 51/1A1, 51/1A2, 51/1B, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 51/8, 51/9, 51/10, 52/1, 52/2, 52/3, 52/4, 53/1, 53/2, 54/1, 54/2A, 54/2B, 54/3, 55/1, 55/2, 55/3, 56, 57/1, 57/2, 57/3, 57/4A, 57/4B, 57/5, 57/6, 57/7, 57/8, 57/9, 57/10, 57/11, 58, 59/1A, 59/1B, 59/1C, 59/2A, 59/2B, 59/3, 59/4, 59/5, 59/6, 59/7, 59/8A, 59/8B, 59/9, 59/10, 59/11, 59/12A, 59/12B, 60/1, 60/2, 60/3, 60/4A, 60/4B, 60/5, 60/6, 60/7, 60/8A, 60/8B, 60/8C, 60/9, 60/10A, 60/10B, 60/11A, 60/11B, 61/1, 61/2, 61/3, 61/4, 61/5A, 61/5B, 61/6A, 61/6B, 61/7, 61/8, 62/1, 62/2,

For SAFEWAY DEVELOPERS (OPC) PRIVATE LIMITED

AUTHORISED SIGNATORY

For SOUTHMOON DEVELOPERS PVT. LTD.

DIRECTOR

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62/3, 62/4, 62/5, 62/6, 62/7, 62/8, 62/9, 62/10, 62/11, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 68/27, 68/28A,68/28B, 68/29, 68/30, 68/31A, 68/31B, 68/32, 69/1, 69/2, 69/3A, 69/3B, 69/4, 69/5, 69/6, 69/7, 69/8, 69/9, 69/10, 69/11, 69/12, 69/13, 69/14, 69/15A, 69/15B, 69/16, 69/17, 69/18, 69/19, 69/20, 69/21A, 69/21B, 69/22A, 69/22B, 69/23, 69/24, 69/25, 69/26, 69/27, 69/28, 69/29, 69/30, 69/31, 69/32, 69/33, 69/34, 69/35, 69/36, 69/37, 69/38, 69/39, 70/1, 70/2A, 70/2B, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 70/11, 70/12, 70/13, 70/14, 70/15, 70/16, 70/17, 70/18, 70/19, 70/20A, 70/20B, 70/21, 70/22, Vanchuvanchery Village, Vaipoor Panchayat, Kundrathur Taluk, Kancheepuram District and Tamilnadu.

We **(1) M/s. SOUTH MOON DEVELOPERS PRIVATE LIMITED, (2) M/s. SAFEWAY DEVELOPERS (OPC) PRIVATE LIMITED, (3) M. IRSHAD ALI** Promoters/proprietors of the layout project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is completed.
2. That the said land is free from all encumbrances.
3. That the project work has been completed.
4. That seventy percent 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 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. **- N/A**
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 that the project has been developed and completed in all respects as per the layout approved by the competent authority. **- N/A**

For SAFEWAY DEVELOPERS (OPC) PRIVATE LIMITED

AUTHORISED SIGNATORY

For SOUTHMOON DEVELOPERS PVT. LTD.

DIRECTOR

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6. That we 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.- **N/A**
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we 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 SAFEWAY DEVELOPERS (OPC) PRIVATE LIMITED

For SOUTHMOON DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

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 day of 12.12.2024.

For SAFEWAY DEVELOPERS (OPC) PRIVATE LIMITED

AUTHORISED SIGNATORY

For SOUTHMOON DEVELOPERS PVT. LTD.

DIRECTOR

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.



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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