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தமிழ்நாடு தமிலநாடு TAMILNADU

03-2024 சென்னை-600035

SARAVANAN

23 OCT 2024

DH 951726

K.R.V. RAJES KUMAR

STAMP VENDOR

L. No. 54 / B3 / 2000

Shop No. 27, TNHB Shopping Complex

Thirumangalam, Chennai-600 101.

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 **Mr.Saravanan** son of Mr.Muniyappan residing at No.4/11, Perumal Street, Kondithoppe, Chennai - 600 001. Promoter of the propsed project **SANJAY NAGAR in S.No. 77/1B2, 2A & 2B** of Vannipakkam Village, Ponneri Taluk, Thiruvallur District, Tamilnadu State.

Total Area of Layout : 7900 Sq.mt. DTCP Approval No. SWP/ DTCP/ TVLR/ Layout: 261/2024

We **Mr.Saravanan** son of Mr.Muniyappan residing at No.4/11, Perumal Street, Kondithoppe, Chennai - 600 001. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY PUBLIC P. KARUPPIAH Reg No 5575/2013 CHENNAI -50 GOVT. OF INDIA

1. That I have a legal title to the land on which the development of the project is proposed.

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

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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That 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 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 competent authorities.

8. That, I/ promoters have 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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

M. Ramnath

Verification

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

Verified by me at Chennai on this 24th day of October 2024.

Deponent

M. Ramnath

NOTARY PUBLIC
P. KARUPPIAH
Reg No : 3575/2013
CHENNAI -50
GOVT. OF INDIA

P.KARUPPIAH,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 79, Avvai Nagar, Chennai - 600 050



our services doesn't just end there

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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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