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தமிழ்நாடு तमिलनाडु TAMILNADU 15/02/2025 Rs.100/- EW 862106

Seven Hills Promoters
Erode

ப. பன்னீர்செல்வம்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 33/2008/ஈரோடு

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 **Ms. SEVEN HILLS PROMOTERS** promoter of the proposed project **VELAN SWARNA BHOOMI PHASE II** situated at **SF.NO. 302/4B, 303/2B & 3, KARIYAMPALAYAM VILLAGE & PANCHAYAT, ANNUR TALUK, COIMBATORE., TAMILNADU. PIN CODE – 641653.**

We, **SEVEN HILLS PROMOTERS,** 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 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 project is enclosed herewith.

NOTARY
M.SURESH KUMAR B.A.,B.L.
ERODE TALUK IN
ERODE DISTRICT
G.O. Ms. No. 50
Dt. 25.02.2019
GOVT. OF TAMILNADU

15/02/2025

M. SURESH KUMAR, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
No.5, Law Chambers
Opp. District Court, ERODE-638 011. TN.
Cell: 98427 23469, 88259 32603

FOR SEVEN HILLS PROMOTERS

Managing Partners

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nil (Project is completed).
4. That seventy per cent of the amounts realised by us/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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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 / 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.

FOR SEVEN HILLS PROMOTERS

Deponent

Managing Partners

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me there from.

FOR SEVEN HILLS PROMOTERS

Verified by me at Erode on this 25th day of Feb 2025.

Managing Partners

Deponent

NOTARY GOVT. OF TAMILNADU
M.SURESH KUMAR B.A.,B.L. ERODE TALUK IN ERODE DISTRICT G.O. Ms. No. 50 Dt. 25.02.2019
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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

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