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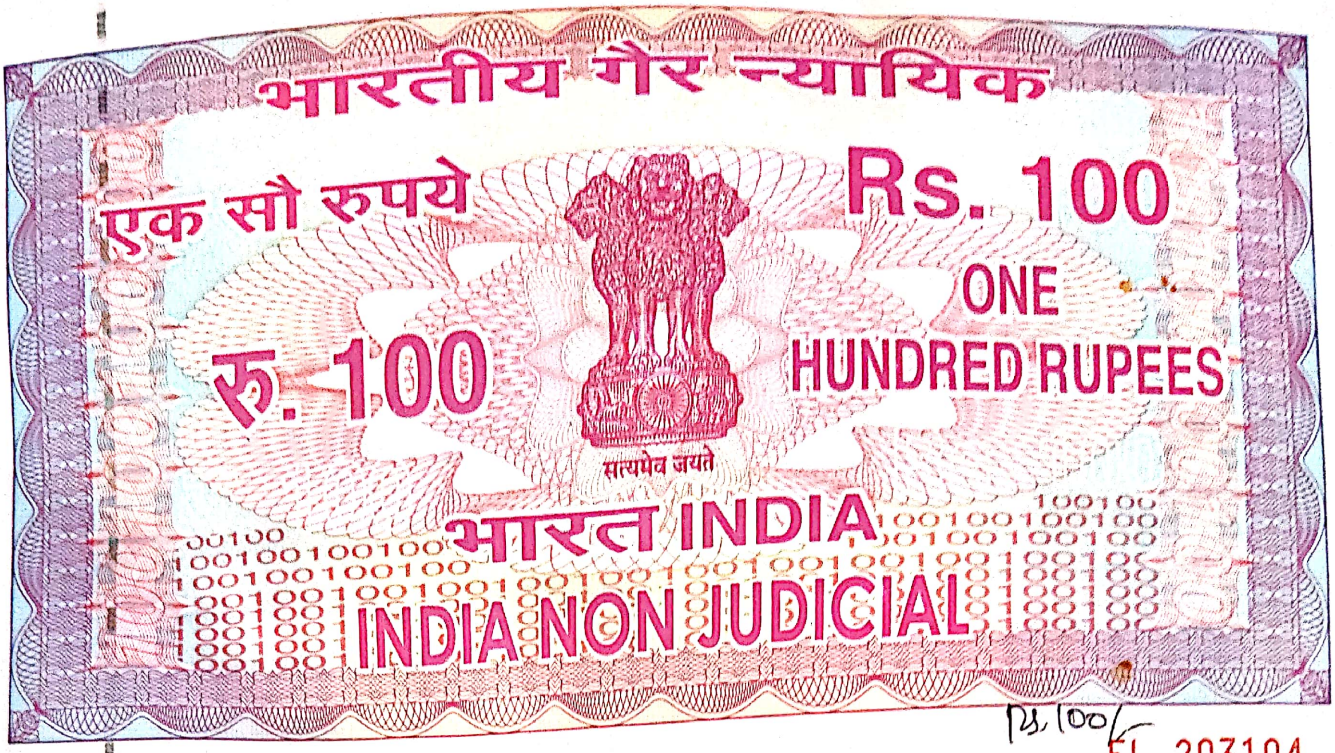
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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Rs.100/-

EL 203104

தமிழ்நாடு तमिलनाडु TAMILNADU

24.01.2025

சக்தி மதவேலி
வேலம்பாளையம்

O.R. லலிதா
முத்திரைத்தாள் விற்பனையாளர்
51/47 D.வேலாயுதம்பாளையம்,
முத்தூர் - 638 105, திருப்பூர் மாவட்டம்.
உரிமம் எண் : 18 / 2021 / TPR

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYT HEPROMOTER

AffidavitcumDeclaration

Affidavit cum Declaration of1.**Mr.V.M.SAKTHIVADIVEL, 2.TAMILSELVAN, 3.SENTHILKUMAR, 4.MOHANRAJ, 5.SHANTHI, 6.SURESH, 7.SAKTHIVEL, 8.LOGANATHAN, 9.SIVASAKTHIVADIVEL, 10.RAJMOHAN, 11.SANTHI, 12.GOKUL, 13.RAMESH, 14.SELLAMUTHU, 15.VASANTHAMANI SARAVANAN, 16.SELVAKUMAR, 17.GAYATHRI**promoteroftheproposed project " **MAHALAKSHMI NAGAR"**in RE.SF.No:121/2B1,121/2B2,121/2B3,122/1A2 At Mangalapatty Village, Velampalayam Panchayat, Kangayam Taluk, Tiruppur District, Tamil Nadu State. promoter of the proposed project do hereby solemnly declare,undertakeandstate asunder.

1 V.M.
2 S.தமிழ்செல்வன்
3 T. Senthilkumar
4
5 T. சாந்தி
6 U. Suresh
7
8
9
10
11 R. Shanthi
12
13
14 S. Chandra
15
16
17 B. Gayathri

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1. ThatIhavealegaltitle tothelandonwhichthe developmentoftheprojectisproposed.

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

3. That project has completed.

4. That seventy per cent of the amounts realized by me for the realestate project from the allotters, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. ThatIshallgettheaccountsauditedwithinsixmonthsaftertheend of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora particular project have been utilizedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

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7. That I shall take all the pending approvals on time, from thecompetent authorities.

8. That I have furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

9. That I shall not discriminate against any allot tee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

1. V.M.
2. S.
3. P. Senthilkumar
4.
5. T.
6. U. Suresh
7. R
8. A.
9. S. Sivasakthivel
10.
11. R. Shanthi
12. S.
13. U.

14. S.
15. B.
16. K.
17. B. Gayathri

Deponent

Verification

Thecontentsofmyabove Affidavitcum Declarationaretrueand correctandnothing materialhasbeen concealedbymethere from.

Verifiedbyme atTiruppuronthisdayofFebruary 2025. 03.02.25

1. V.M.
2. S.
3. P. Senthilkumar
4.
5. T.
6. U. Suresh
7. R
8. A.
9. S. Sivasakthivel
10.
11. R. Shanthi
12. S.
13. U.

14. S.
15. B.
16. K.
17. B. Gayathri

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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
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Chennai, India

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