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தமிழ்நாடு तमिलनाडु TAMILNADU 22-01-2025 EA 315754

P. விந்யா

கமிஷ்டம்பட்டி

L. திருப்பதி
முத்திரைத்தாள் விற்பனையாளர்
ஆர்.ஓ.சி.எண்.2453/B1/97
கீழக்கோட்டை கிராமம்
செட்டியப்பட்டி(அஞ்சல்)
சின்னாளப்பட்டி சார்பதிவகம்

FORM 'B'

[See rule3 (4)]

DECLARATION ,SUPPORTED BY AN AFFIDAVIT,WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs.P.VIDHYA promoter of the proposed project Name **AKSHAYAM AVENUE** at **S.NO.484/2B2,5A,485/1D,1E,1G1 AT SEEVALSARAGU VILLAGE AND PANCHAYAT, AATHOOR UNION , AATHOOR TALUK,DINDIGUL DISTRICT, TAMILNADU.**

S.NO.484/2B2,5A,485/1D,1E,1G1 AT SEEVALSARAGU VILLAGE AND PANCHAYAT, AATHOOR UNION , AATHOOR TALUK,DINDIGUL DISTRICT, TAMILNADU.

P. Vidhya

.I, Mrs.P.VIDHYA promoter of proposed project Name **AKSHAYAM AVENUE** do hereby solemnly declare undertake and state as under.

1. That we/ promoter have/a has legal title to the land on which the development of the project is proposed OR
Have entered into joint development agreement / collaboration/ agreement/ development agreement or any other agreement with ---------- ---------- ----- who
possess a legal title to the land on which the development of the proposed project is to be carried on AND a legally valid authentication of title of such along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.
2. That the said land is free from all encumbrances. OR
possess such encumbrances as ---------- ---------- including details of any rights title, interest or name of any party in or over such land, along with details,
3. That the time period within which the project shall be completed by me/ promoter is COMPLETED
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 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant project, as far as building is concerned.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 respect 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 all 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 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 finished 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.

P. Vidhya

Deponent

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 Seevalsaragu on this 22nd day of JAN 2025

P. Vidhya

Deponent



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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