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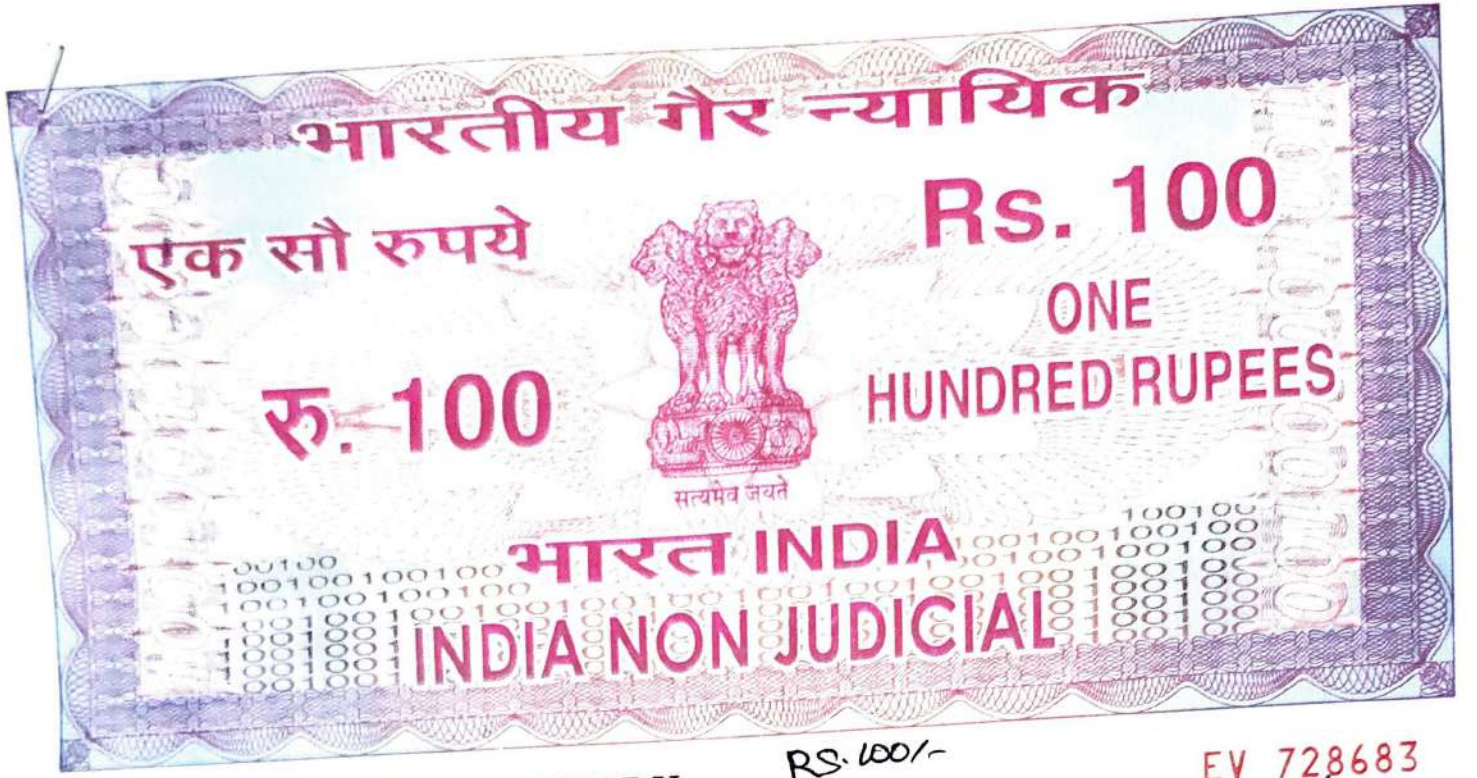
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RS. 100/-

EV 728683

தமிழ்நாடு தமில்நாடு TAMILNADU

18.04.2025

சுருவண்ணன்

பப்பிரேட்டிபட்டி

[See rule 3 (3)]

T. Saravanan

T. கமதி

வ. ஆ. அ. மு. வி.

தர்மபுரி, தமிழ்நாடு

உ. எண்: 5545/B1/2010-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

We, .P.Saravanan Son of Mr.Palanisamy is the Promoters
of the proposed Project Address Athigarapatti Village S.F.No:
104/6A1B, 6B, 105/2B1, 111/1A1, in Athigarapatti Panchayat,
Pappireddipatti Panchayat Union, Pappireddipatti Taluk and
Dharmapuri District, Tamilnadu. do hereby solemnly declare, under
take and state as under.

18/04/2025
K. V. JAYAN, B.Com., B.L.,
Advocate & Notary, Roll No: 694/89
21, P.R. Sundaram Iyer Street,
Opp. to Senthilkumar Textiles
DHARMAPURI-636 701

x P. Saravanan

SIGNED BEFORE ME

- 1 That we 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 promoters for development of the project is enclosed here with.
- 2 That the said land is free from all encumbrances.
- 3 That the time period with in which the project shall be completed by the promoters 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 the land cost and shall be used only for that purpose, as for 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- 5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we shall get the account saudited with in six months after the end of every financial year by a chartered accountant in practice, and shall

Cell: 94432 86826
K. V. JAYAN, B.Com., B.L.
Advocate & Notary, Roll No: 694/85
21, P.R. Sundaram Iyer Street
Opp. to Senthikumar Textiles
DHARMAPURI-636 701

α P. Sarany

SIGNED BEFORE ME

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 we shall take all the pending approvals on time, from the competent authorities.
- 8 That we has 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.

& P. Sanyal

Deponents

SIGNED BEFORE ME

Verification

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

Verified by Athigarapatti Village and Panchayat at 23-04-25



Witness :

1). K. Vasudevan

2). K. Ashwini

& P. Sanyal

Deponents

SIGNED BEFORE ME

Notary Sign.

K. VIJAYAN, B.Com., B.L.,
Advocate & Notary, Roll No: 694/85
21, P.R. Sundaram Iyer Street,
Opp. to Senthikumar Textiles
DHARMAPURI-636 704



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.



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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



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

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