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தமிழ்நாடு तमिलनाडु TAMILNADU

11/9/2024 MS Homes

DN 597737

M. VENUGOPAL

Stamp Vendor L. No: 11/CH (S) / 2010

No. 41/22, Kamatchi Amman Koil Stree

Mangadu, Chennai- 600122.

FORM -'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

M/s. MS HOMES represented by its Proprietor **Mr.G.SATHISH**, S/o. Mr.T.Ganesan **(PAN – EIAPS5111Q)** aged about 31 Years having its Registered Office at No-92/2B2, 1st Floor, DRR Nagar, Avadi Main Road, Karayanchavadi, Chennai-600 056, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed in the layout named as **'MS SMART CITY EXTENSION II'** layout of house sites in the Approval bearing **P.P.D/L.O No. 134/2024** dated **25.06.2024** and Vide Letter **No. LAYOUT-1/0397/2023** by the Member Secretary, Chennai Metropolitan Development Authority, Comprising Survey **Nos. 538/2B2, 539/1B** of Nemam - B Village, Poonamallee Panchayat Union, Poonamallee Taluk, Tiruvallur District– 600 124, Tamil Nadu State.

For MS HOMES

Proprietor

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

3. That the time period within which the project shall be completed. Project 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the 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 MS HOMES

Proprietor

Deponent

Verification

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

Verified on this 20th day of September, 2024

For MS HOMES

Proprietor

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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