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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DY 581865

6.5.2025

S. முனியசாமி
அவியூர்

N. சதீஷ்
முத்திரைத்தாள் விற்பனையாளர்
R.C. No. 6561/B1/2010-1
மார்க்கெட் ரோடு, அலங்காநல்லூர்
மதுரை மாவட்டம் தமிழ்நாடு

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 **S.Muniasamy** S/o. Subramanian, No.1/136, Melatheru, Aviyoor, Virudhunagar – 626106, the promoter/s of the proposed project **Santhosh Properties in Elite Dwaraka Phase - 2** situated in **Survey. No. 60/3A1, 60/3A2B, 60/3A3A, 60/3A3C, 60/3B1A, 60/3B2A, 60/3B3A, 60/3B3B & 60/4B of Milakaranai** Village, Madurai North Taluk, **Madurai Corporation, Madurai** District, Tamilnadu.

S.M.

I/We, **S.Muniasamy** the promoter/s of the project do hereby solemnly declare, undertake and state as under:

1. That I/We have legal title to the total land on which the development of the project is made. And I/we attach the concerned Sale deeds and General Power of Attorney deeds.

   OR

   Have entered into joint development agreement / Collaboration agreement / Development agreement or any other agreement with NIL who possess a legal title to the land on which the development of the proposed project is to be carried out.

   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.

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

   OR

   Possess such encumbrances as Nil 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 us / promoter is - Project has been already completed.
4. The seventy per cent of the amounts realised by us/promoter for the real estate project form 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 far as building is concerned. For layout projects, it will be cost of development and the land cost.

S. Mu.

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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / we / 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 / we / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / we / promoter have furnished such other documents as have been prescribed by the rules and regulation made under the act.

9. That I / we / Promoter shall not discriminate against any allotee at the time of allotment off any apartment, plot or building as the case may be on any grounds.

S. Mes.

Deponent/s

Verification

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

Verified by me/us at **Madurai** on this **6th Day** of **May 2025.**

S. Ma.

Deponent/s

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

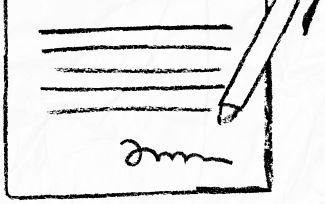
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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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