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09 JAN 2025

DK 536982

R. Shanmugam

Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN A
No. 79/91, VALLUVARKOTTAM HIGH R
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

03 2024

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 Mr. **R SHANMUGAM**, promoter of the proposed project, New S.No: 145/1B of Kendracheri Village, Madurandhagam Taluk, and Chengalpattu Dist. Madurandhagam Union Limit. **"SHANMUGA NAGAR"**.

I, **R SHANMUGAM**, developer of the proposed project, do hereby solemnly declare, undertake and state as under:

(R. SHANMUGAM)

1. That I have a legal title to the land on which the development of the proposed project.

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

3. The project is completed

4. That seventy percent of the amounts realised by R Shanmugam 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect or Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. The R Shanmugam 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. The R Shanmugam shall take all the pending approvals on time, from the competent authorities.

8. The R Shanmugam has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. The R Shanmugam 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.

R. Shanmugam

Deponent

VERIFICATION

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

Verified by me at Chennai on this day of 09th JAN 2025.

Deponent

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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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