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தமிழ்நாடு तमिलनाडु TAMILNADU EW 714444

23.1.25 V.M. ஜோசப்

T. ILANGOVAN B.Sc.,B.L., NOTARY G.O.(Ms).No. 436/2023 AVANASHI DIST. OF TAMILNADU

R. ராஜகணபதி
ஸ்டாம்பு வெண்டர்
மெயின் ரோடு, அவிநாசி
உரிமம் எண் : 4639/61/2011/TRP

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 of **Mr.V.M.JOSEPH** promoter of the proposed project Residential Layout, "**LIBERTY AVENUE**" S.F.No: **299/4 & 299/5,** Kannampalayam Village & Town Panchayat, Sulur Taluk, Coimbatore District, Tamilnadu.

I, **Mr.V.M.JOSEPH** are promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I have 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

23/01/2025

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ADVOCATE & NOTARY PUBLIC,
G.O.(Ms).No 436/2023
(GOVERNMENT OF TAMILNADU)

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.

3. That the time within which the project shall be completed by me.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotters, 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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7. That I /We promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I /We promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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G.O.(Ms).No.436/2023
(GOVERNMENT OF TAMILNADU)

Deponent

Verification

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

Verified by me at Coimbatore on this 21st day of January **2025.**

29/01/2025

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G.O.(Ms).No.436/2023
(GOVERNMENT OF TAMILNADU)
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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

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