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தமிழ்நாடு तमिलनाडु TAMILNADU 4.4.2025 DL 895067

ராகுகேசன்
ரா-ரோடு-1.

M. காத்திகேயன்
மு.தா.வி. பெரியசேமூர், சூரம்பட்டி,
உரிமம் எண் : 35/2008. ஈரோடு

**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 **M.D.Easwaran-1, M.D.Suresh-2, M.Manickam-3, D.Kamalanathan-4, K.Subramani-5, B.Baskar-6 and T.Shanmugasundaram-7** promoter of the proposed **"VENUS GARDEN"** project R.S.F.No.: 291/1A2B2 in Kaspapettai 'A' Village and Kaspapettai Panchayat, Modakurichi Panchayat Union, Modakurichi Taluk, Erode District and Tamilnadu State;

We **M.D.Easwaran-1,M.D.Suresh-2, M.Manickam-3, D.Kamalanathan-4, K.Subramani-5, B.Baskar-6 and T.Shanmugasundaram-7** are the promoter of the proposed **"VENUS GARDEN"** project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title to the land on which the developmentof the project is proposed

OR

MDE - M.D. Easwaran
MDS - M.D. Suresh
K.M - K. Manickam
D.K - D. Kamalanathan
K.S - K. Subramani
B.B - B. Baskar
CR1 -

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement 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 free 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 me -**Completed.**

4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We / promoter shall get the accounts audited within six months after theend 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 We / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That We / 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.

Deponent

**Verification**

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

Verified by me at Erode 29th on this Tuesday of April 2025.

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.



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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

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