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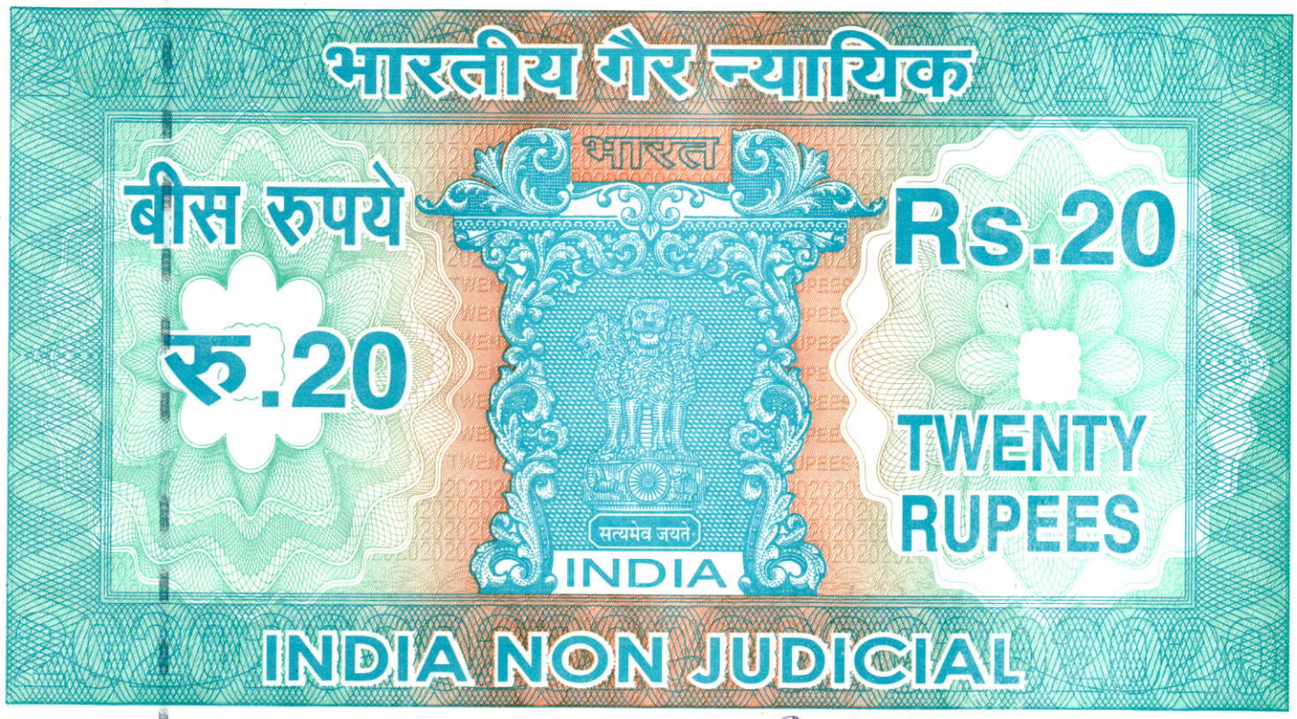
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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**Official Property Record**

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தமிழ்நாடு तमिलनाडु TAMIL NADU R.i Tee 21AC 667219

19.5.2023 S. Kumar Kumar

ரா. மீனா
முத்திரை தாள் விற்பனையாளர்
உரிமம் எண் : 7333/BL/97/A2
2-A, திண்டுபாகர், மேலவெளி
சிவகங்கை - 41, தமிழ்நாடு

**FORM B**

**[See rule 3(4)]**

Affidavit cum Declaration of M/s. Sri Veeramathiamman Infra Developer Pvt Ltd.Represented by S. Kumar & Mr.T. Karuvelamaridurai M/s. Sri Gujan builder & developers & Mr.S.Kumar of the proposed Project S.F No:411/2E14C, 411/2E14D, 411/2E14E, 411/2E14F Site Nos :3,4,5,6 in approved layout LP/CLP: 323/2022 Site extent of 765. 00Sq.m Proposed Construction of RCC Roof Stilt+ First+ Second+ Third+Fourth+ Fifth +Terrace Floor

M/s. Sri Veeramathiamman Infra Developer Pvt Ltd. Represented by S.Kumar & Mr.T. Karuvelamaridurai, M/s. Sri Gujan builder & developers & Mr.S.Kumar of the proposed project do here by solemnly declare, undertake and state as under.

For SRI GUJAN BUILDER AND DEVELOPERS

S. S

Partner

For SRI VEERAMATHIAMMAN INFRA DEVELOPER PVT. LTD.,

S. S

Managing Director

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

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

3. That the time period within which the project shall be completed by me /promoter is 26.06.2029

4. That seventy per cent of the amounts realised estate project from by me/promoter for the real 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 competed in all respects as per the layout approved by the competent authority.

6. That I shall get the accounts audited within six months after the end or every financial year by a charted 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 amount collected for 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 Shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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 layout projects, it will be cost of development and the land cost.

**Deponent**

**For SRI GUJAN BUILDER AND DEVELOPERS**

**Partner**

For SRI VEERAMATHIAMMAN INFRA DEVELOPER PVT. LTD.,

Managing Director

## 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 Coimbatore on this 19th of august 2024

**Deponent**

**For SRI GUJAN BUILDER AND DEVELOPERS**

**Partner**

For SRI VEERAMATHIAMMAN INFRA DEVELOPER PVT. LTD.,

Managing Director



## 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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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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