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தமிழ்நாடு तमिलनाडु TAMILNADU

Intouch Construction & Infrastructure Pvt. Ltd.

30 JUN 2025

DF 553028

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017.

மாவட்ட ஆட்சியர் அலுவலகம் சென்னை-600035 ஜூன 06-2024

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 *M/s.* **Intouch Construction & Infrastructure Pvt. Ltd.**, promoter and Mr.B.Ramakrishnan, Land owner of the proposed project comprised in ***Old Survey No. 631/1B, Town Survey No. 69, 70 & 71,*** Thirumullaivoyal Village, Avadi Taluk, Thiruvallur District for the Single Block in the project named **ICIPL ANAGHA**;

We, M/s Intouch Construction & Infrastructure Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:

B. Ramakrishnan

Intouch Construction and Infrastructure Pvt. Ltd.

Authorised Signatory

1. We have entered into Joint Development Agreement with Mr. Ramakrishnan, 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 the owner and promoter for development of the project is enclosed herewith.

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

3. The project will be completed by Dec 2026.

4. That seventy per cent of the amounts realised by the 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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

B. Ramu

For Intouch Construction and Infrastructure Pvt. L

Authorised Sig

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

9. That I / 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.

For Intouch Construction and Infrastructure Pvt. Ltd.

B. Ramesh

Deponent

Authorised Signatory

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 30th day of June, 2025

B. Ramesh

Deponent

For Intouch Construction and Infrastructure Pvt. Ltd.

Authorised Signatory



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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