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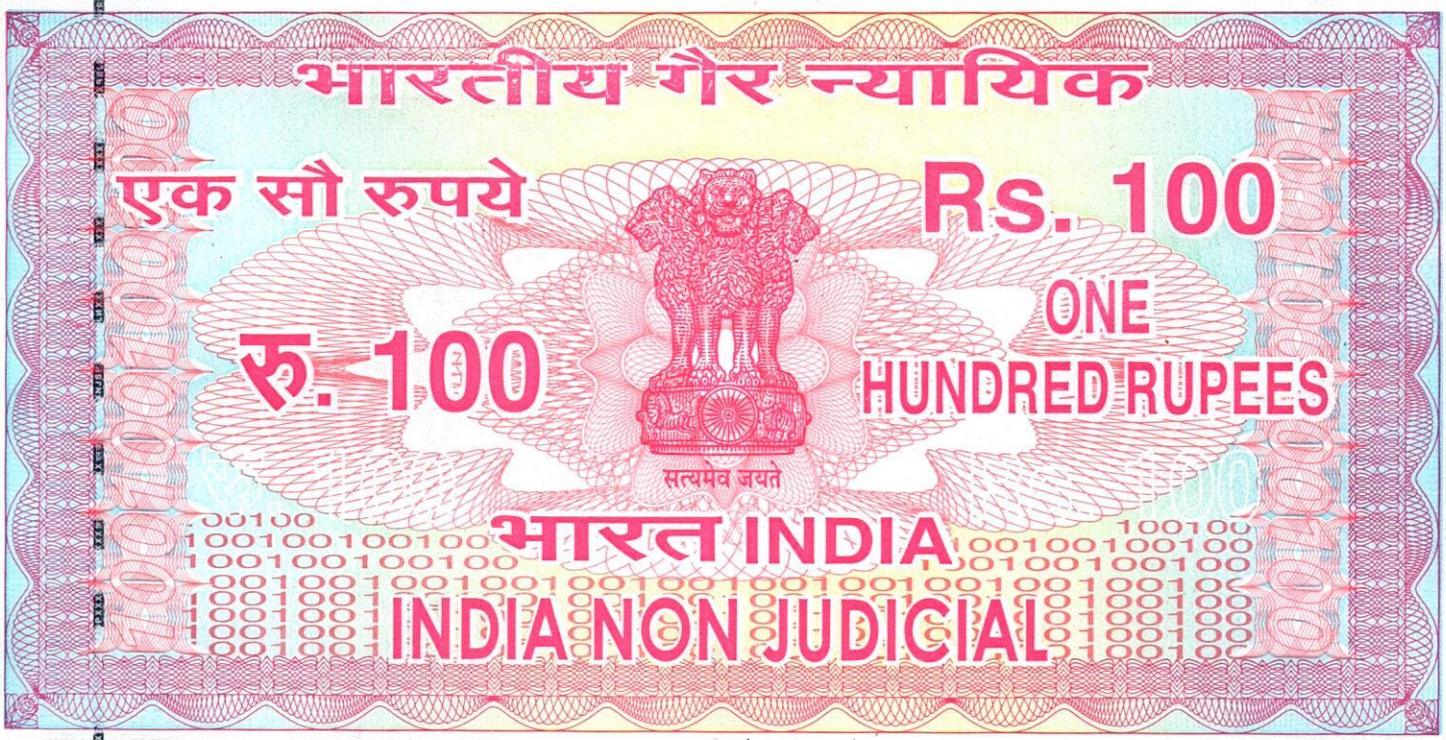
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தமிழ்நாடு तमिलनाडु TAMILNADU

DV 482119

ரூபாய் 100/- தேதி 02/05/2025
பெயர் K.S. Palanisamy
உள் Thirchangode.

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. K.S.Palanisamy** ,S/o –Sellapagounder**,** No : 45/72-CHB Colony West, Velur Road, Thirchangode,Namakkal-637211 And **Mrs.P.Saroja** W/o K.S.Palanisamy No : 45/72-CHB Colony West, Velur Road, Thirchangode,Namakkal-637211 . We are the promoters of the proposed project **Thirukumaran Nagar -** Sf No : 221/3A4,3B,4,5,6,7A,7B,8,9,11A,12A & 223/1,4, Karattampatti Village , Musuri Taluk, Trichy District

We **Mr. K.S.Palanisamy** ,S/o –Sellapagounder**,** No : 45/72-CHB Colony West, Velur Road, Thirchangode,Namakkal-637211 And **Mrs.P.Saroja** W/o K.S.Palanisamy No : 45/72-CHB Colony West, Velur Road, Thirchangode,Namakkal-637211 . Are the promoter cum Partner of the proposed project does hereby solemnly declare, undertake and state as under:

K.S. Palanisamy P. Saroja

**1.** That I / promoter have / has a legal title to the land on which the development of the project is proposed – **Documents Enclosed**

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with_____ who possess a legal title to the land on which the development of the proposed project is to be carried out - **Not Applicable**

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. - **Not Applicable**

**2.** That the said land is free from all encumbrances. – **Yes**

OR

Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details. - **Not Applicable**

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

**4.** That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotted, 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- **Not Applicable**

**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. - **Not Applicable**

K. S. Patil

P. Sir

**6**. That I / 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.

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

**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 allot tee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

K. S. [illegible]

P. Sm

**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 **Thiruchangode** on this **10th** day of **July 2025**

K. S. [illegible]

P. Sm



## 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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