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தமிழ்நாடு तमिलनाडु TAMILNADU

EB 704744

21 MAR 2025

Syed Majeed
tirunelveli

Saira banu

P. ஜோசப் P. ராயன்
முத்திரைத்தாள் விற்பனையாளர்
74, மதுரை ரோடு, திருநெல்வேலி-1
உரிமம் எண்: 3 of 1997

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 Thiru. Syed majeed, S/o D.jalal, Thirumathi. Saira banu w/o Syed majeed, Residing at Villa 59, Aqualily, Mahindra world city, Chengalpattu, Hanumanthai, Kunnavakkam, Kancheepuram-603002, of the proposed project at old S.No: 745/1,746/1,new T.S.ward: BM, Block: 23, T.S .No:104/9,104/21,new T.S.ward:BM, Block:33, T.S.NO:48/7 kulavanigarpuram village palayamkottai taluk, Tirunelveli district, Tamilnadu State.

We Thiru. Syed majeed, S/o D.jalal, Thirumathi.Saira banu w/o Syed majeed, promotor of the proposed project do hereby solemnly declare, undertake and state as under:

V. ARUMUGAM, M.A.,B.L.,
NOTARY PUBLIC / COMMISSIONER OF OATHS
SINDUPOONDURAI
TIRUNELVELI - 627 001 INDIA.
21 MAR 2025

S. Saira Banu.

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

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

3. The Project is completed.

4. That seventy per cent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 we shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

NOTARY GOVT. OF TAMILNADU
Cell: 93607 09007
TIRUNELVELI - 627001 INDIA

21 MAR 2025

V. ARUMUGAM, M.A.,B.L.,
NOTARY PUBLIC / COMMISSIONER OF OATHS
SINDUPOONDURAI
TIRUNELVELI - 627 001 INDIA.

21 MAR 2025

S. Saira Banu

Verification

The contents of our above Affidavit cum Declaration are true and correct andnothing material has been concealed by me there from.

Verified by me at TIRUNELVELI on this 21 MAR 2025 th day of 2025

S. Saira Banu.

Deponent

V. ARUMUGAM, M.A.,B.L.,
NOTARY PUBLIC / COMMISSIONER OF OATHS
SINDUPOONDURAI
TIRUNELVELI - 627 001 INDIA.

21 MAR 2025



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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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