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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

13 MAY 2025

EB 718656

₹. 100-

மு. அருணாசலம்

மு. அருணாசலம்
B5/23279/73
வட்டாட்சியர் அலுவலக
முத்திரைதாள் விற்பனையாளர்
திருநெல்வேலி - 6

**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 **S. Mehalingam** S/o.(Late) Thiru. M. Sankaran **& M. Kala** W/o. Mr. S. Mehalingam promoters of the proposed project **Meka's Garden**

I, **S. Mehalingam & M. Kala** promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoters have / has a legal title to the land on which the development of the project is proposed Survey Nos. 109/1, 109/2, 110/1, 110/2, 110/3, 110/4A, 110/4B, 110/5, 110/6, 111/1A, 111/1B, 118/3, 119/1, 119/2, 119/3, 120/1, 120/2, 120/3, 120/4, 120/5 & 121/1 total extent 29050 Sq. Mt ( 7 Acres 18 Cents)

OR

M. Kala.

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 AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances. OR
Possess such encumbrances as 01-01-1975 to 12-05-2025 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 31-12-2025 within which the project shall be completedby me.

4. That seventy per cent of the amounts realized by me/promoters 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.

| | |
|---|---|
| Land Cost (Market Value) | – 28720000 |
| Development Charges (Infrastructure | – 11000000 |
| Fees Paid Charges | – 945600 |
| Total Project Cost | – 40665600 |

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 / promoters 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.

< M. Kale.

7. That We / promoters shall take all the pending approvals on time, from the competent authorities.

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

9. That We / promoters 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.

Deponents

**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 Tirunelveli on this day of May 2025.

Deponents

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

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भारत INDIA

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தமிழ்நாடு तमिलनाडु TAMILNADU

13 MAY 2025

EB 718655

₹ 100-

மு. அருணாசலம்

B5/23279/73

வட்டாட்சியர் அலுவலக

முத்திரைத்தாள் விற்பனையாளர்

திருநெல்வேலி - 1.

உறுதிமொழி

திருநெல்வேலி மாவட்டம், பாளையங்கோட்டை தாலுகா, திருநெல்வேலி – 7, NGO காலனி, ஆனந்த விலாஸ், கதவு எண். A-10/3 என்ற முகவரியில் குடியிருந்து வரும் லேட்.திரு. M.சங்கரன் அவர்கள் குமாரர் திரு. S.மேகலிங்கம் – 1 மற்றும் திரு. S.மேகலிங்கம் அவர்கள் மனைவி திருமதி. M.கலா – 2 ஆகிய இருவரும் சேர்ந்து Tamilnadu Real Estate Regulatory Authority அவர்களுக்கு எழுதி கொடுக்கும் உறுதிமொழி என்னவென்றால்

எனக்கு சொந்தமான திருநெல்வேலி மாவட்டம், திருநெல்வேலி தாலுகா, இராமையன்பட்டி கிராமத்தில் சர்வே எண்கள். 109/1,2, 110/1,2,3, 4A,4B,5,6, 111/1A,1B, 118/3, 119/1,2,3, 120/1,2,3,4,5 & 121/1 ஆகிய புல எண்களில் ஏக்கர் 7 செண்டு 18இல் (29050 சதுர மீட்டர்) அங்கீகரிக்கப்பட்ட வீட்டு மனைப்பிரிவில் வரைபடத்தில் குறிப்பிடப்பட்டுள்ள Existing Buildingல் மீதம் உள்ளதை மூன்று மாதத்தில் இடித்து விடுவோம் என உறுதி கூறுகிறோம்.

M. Kala.



## 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.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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Forms & Templates, Document Generator, Document Translation, Dictionary

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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