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தமிழ்நாடு தமிலநாடு TAMILNADU

R. Shanthi
R. சாந்தி EL 187147

முத்திரைத்தாள் விற்பனையாளர்
121. மெயின் ரோடு. காங்கயம் - 638 701
உரிமம் என் 31/2008/ஈரோடு

11.11.2024
கலையாணி
பூநிமடைபுதூர்

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. D SELVAKUMAR & Ms. M KALAIVANI** promoter of the proposed project **PHOENIX GARDEN** situated at **SF.No.728/2B2B2, SIRUVALUR VILLAGE, SIRUVALUR PANCHAYAT, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT PIN CODE – 638054;**

We, **D SELVAKUMAR & M KALAIVANI,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

D. Selvakumar

NOTARY
P. LINGA[illegible]SAMY, B.A.,B.L.,
K.A[illegible]AM
G.O.Ms.No. 216
D.:[illegible].2023
GOVT OF TAMILNADU

P. LINGASAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC,
KANGAYAM - 638 701.
TIRUPUR DIST, TAMILNADU.

M. Kalai

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nil (Project is completed).
4. That seventy per cent of the amounts realised 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 development and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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 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 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.
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.

D. Selvakumar

M. Kalai

Deponent

Verification

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

Verified by me at Kangayam on this 14th day of November 2024.

D. Selvakumar

M. Kalai

Deponent

14.11.2024

P. LINGASAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC,
KANGAYAM - 638 701.
TIRUPUR DIST, TAMILNADU.

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Legal & Documentation Services

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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

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