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தமிழ்நாடு तमिलनाडु TAMIL NADU 28.02.2023 02AC 645379

M. நூர் முகமது
திருச்சி

N. Jayal
நா. ஜெயலெட்சுமி
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் 11/2015
கைத்தறிப்பார், திருவெறும்பூர்
திருச்சி மாவட்டம், தமிழ்நாடு

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr.**M.Noor Mohamed, Managing Partner, Bharath Flat Promotters** promoter of the proposed project **Bharath Green Enclave**; Located at **TS.No.1028/1 & 1029/1, WARD - A, Block - 30, Melur Village, Srirangam Zone, Trichy.**

I, Mr.**M.Noor Mohamed, Managing Partner, Bharath Flat Promotters** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of 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.

2. That the said land is free from all encumbrances

NOTARY PUBLIC
T. MURUGESAN
TIRUCHIRAPALLI.
Regd. No: 377/2023
GOVT. OF TAMILNADU

For Bharath Flat Promotters

M.Noor Mohamed
Managing Partner

3. That the time period within which the project shall be completed by promoter is **31 December 2026.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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

9. That 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.

NOTARY PUBLIC
M. MURUGARAJAN
TIRUCHIRAPALLI.
Regd. No:
G.O.(MS).No: 377 / 2023
GOVT. OF TAMILNADU

Deponent

For Bharath Flat Promotters

M.Noor Mohamed
Managing Partner

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 Trichy on this 31st day of December 2024.

Deponent

For Bharath Flat Promotters

M.Noor Mohamed
Managing Partner

NOTARY PUBLIC ★ GOVT. OF TAMILNADU ★
T. MURUGARAJAN TIRUCHIRAPALLI. Regd. No: G.O.(MS)/No: 377 / 2023
02/01/2024

02/01/2024

T. MURUGARAJAN, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF TAMILNADU
REGD. No: G.O. (MS). No.377 / 2023
No. 52, ESS PEE Complex,
District Court (Opp), Cantonment,
Trichy - 620 001. Cell: 98424 22500
ENTROLLMENT MS No. 1833 / 2007

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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

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

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Vastu & Property Management Tools

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