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தமிழ்நாடு तमिलनाडु TAMILNADU

05 FEB 2025 S.MOHAN

DF 610190

T. SHANMUGAM
L. No: 9140/அ3/2012 Dt. 20.09-2010
No: 662, Anna Salai, Thousand Lights,
CHENNAI-06. Cell: 98408 75193

மாவட்டக்கருவூலம்
ஜன
07-2024
சென்னை-600035

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.MOHAN** promoter of the proposedproject **SRI SAIPURAM** at GOVINDAVADI Village; KANCHEEPURAM Taluk, KANCHEEPURAM district

S.MOHAN promoter of the proposed project at **SRI SAIPURAM GOVINDAVADI** Village **S.Nos.51/5B,52/2,60/1,2,62/1A,5,63/1,2,64/1A,1B,65/2,3,66/1B,71** to be set up at KANCHEEPURAM Taluk, KANCHEEPURAM district Tamil Nadu State, India do hereby solemnly declare, undertake and state as under:

1. Mr.S.Mohan promoter have has a legal title to the land on which the developmentof the is proposed project is to be carried out.
   OR
   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, details of encumbrance we including any party in or over such land, along with details.

OR

3. That the time period within which the project shall be completed by promoter is 3 MONTHS OF COMPLETION

4. Since Land Sale Only, the condition that seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost and shall be sued onlyfor that purpose, **THE ABOVE CONDITION NOT APPLICABEL TO US**.

5A. Since Land Sale Only, the condition that the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project, **THE ABOVE CONDITION NOT APPLICABLE TO US.**

6. Since Land Sale only, that, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the with drawal is in proportion to the percentage of completion of the project, **THE ABOVE CONDITION NOT APPLICABLE TO US**

7 .Since Land sale only, 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 dully certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project, **THE ABOVE CONDITION NOT APPLICABLE TO US.**

8. That promotor already taken all the approvels on time, from the competent authories.

9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. 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

Deponent

Verification

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

Verified by me at on this 5th February 2025.

Deponent



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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