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தமிழ்நாடு தமிலநாடு TAMILNADU

28-2024

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KALYANI PROPERTY DEVELOPERS

CH - 10

EF 355769

R. LAKSHMANAN
STAMP VENDOR
L.C.No 6/772/B3/96
No 261, E.V.R ROAD
AMINJIKARAI.CHENNAI-29

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of M/s.**KALYANI PROPERTY DEVELOPERS**., represented by its authorized signatory **Mr.R.Dharmasankaran** promoter of the proposed project **VILASA** – Plot.No.64, Survey No. 396/1A, 396/2 & 396/9 Sakthi Garden, Okkiam Thoripakkam, Chennai – 600097 ;

I, **KALYANI PROPERTY DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For KALYANI PROPERTY DEVELOPERS

Managing Partner

1. The Developer Promoter has entered into an agreement for development dated 30-09-2023 with Mr. G.RAJAMOHAAN s/o Mr.S.Govindsamy aged 73 years Residing at Villa No.6, TVS Sagarika 49, Spring Dale Street, ECR Injambakkam, Chennai – 600115 & Mrs. SUGUNYA RAJAMOHAN w/o Mr.T.Aravind Aged 41 years residing at No G-3, Jains Anurag, 19/32, Arcot Road, T.Nagar, Chennai – 600017, reperesented therein by its Power Agent KALYANI PROPERTY DEVELOPERS who posses a legal title to the land on which the development of the proposed project is to be carried and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner represented by its power agent and the developer promoter for development of the project is enclosed herewith.

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

3. That the time period within which the project shall be completed by the developer promoter is 31/03/2026.

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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. That the developer 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 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 the developer promoter shall take all the pending approvals on time, from the competent authorities.

For KALYANI PROPERTY DEVELOPERS

Managing Partner

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

9. That the developer 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.

For KALYANI PROPERTY DEVELOPERS

Managing Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Okkiam Thoripakkam Village on this 08th day of August of 2024.

For KALYANI PROPERTY DEVELOPERS

Managing Partner

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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