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10 APR 2025

EP 425902

Fairland Homes

L.No.12144,B-1,96
S. KAVITHA
STAMP VENDOR
231, M.K.N ROAD, ALANDUR

FORM-B

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. FAIRLAND HOMES** & **M/s. JAIN REALTORS** promoters/proprietor of the layout project **"FAIRLAND ALOKA"** situated at Survey Number - 24/6, 24/7, 27/1A1, 27/1A2, 27/1B, 27/2, 27/3B, 27/4, 35, 36/1, 37, 39/1, 39/2 & 39/3, Kavalkazhani Village, Vaipoor Panchayat, Kundrathur Panchayat Union/Taluk, Kancheepuram District and Tamilnadu.

We **M/s. FAIRLAND HOMES** & **M/s. JAIN REALTORS** promoters/proprietor of the layout project do hereby solemnly declare undertake and state as under:

N. SAKTHIVELU, B.Sc., B.L., Advocate & Notary Public, Govt. Of Tamil Nadu Chennai City GO MS No. 570/22

For FAIRLAND HOMES

Partner

For JAIN REALTORS

Partner

1. That we have a legal title to the land on which the development of the project is **proposed**.

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

3. That the time period within which the project shall be completed by us is **31.12.2025**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For FAIRLAND HOMES

Partner

N. SAKTHIVELU, B.Sc., B.L., ★ Advocate & Notary Public ★
Govt. Of Tamil Nadu Chennai City GO MS No. 570/22

For JAIN REALTORS

Partner

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

8. That promoters 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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For FAIRLAND HOMES

Partner

For JAIN REALTORS

Partner

Deponent

N. SAKTHIVELU, B.Sc., B.L., Advocate & Notary Public
Govt. Of Tamil Nadu Chennai City GO MS No: 570/22

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 Chennai on this day of 01.07.2025.

For JAIN REALTORS

Partner

For FAIRLAND HOMES

Partner

N. SAKTHIVELU, B.Sc., B.L., Advocate & Notary Public
Govt. Of Tamil Nadu Chennai City GO MS No: 570/22

1.07.25

N. SAKTHIVELU, B.Sc.,B.L.
ADVOCATE & NOTARY
No: 26A/20, PERIYAR STREET,
Nehru Nagar, (Near Phoenix Mall)
VELACHERY, CHENNAI - 600 042.
Cell: 98402 38556

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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

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