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04 JUL 2024

R. SATHYASEELAN

GUDUVANCHEERI

DL 368619

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

I **Mr.R.SATHYASEELAN** promoter of the proposed project named **"ACCESS SAI EMPIRE QUBE", S.No.348/6, 350/3A, 350/3B1A, 350/3B1B & 350/42 Karanaipuducheri Village, Vandalur Taluk, Chengalput District - 603202, and Tamil Nadu State.**

I, **Mr.R.Sathyaseelan** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I has 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 me is **25.07.2029**
4. That seventy per cent of the amounts realized 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

NOTARY ★ GOVERNMENT OF INDIA ★

M.PAUL PANDI, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
No.5/9, Thirupur Kumaran Street,
Moongileri, Pammal, Chennai - 75.
Cell : 87545 67844 / 98415 96938

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Deponent

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 Karanaipuducheri on this **25th day of JULY 2024**.

NOTARY
M.PAUL PANDI, M.A.,B.L.,
TAMBARAM
REG. NO : 14324
EXP. DT : 08.08.2024
GOVERNMENT OF INDIA

Deponent

M.PAUL PANDI, M.A, B.L.,
ADVOCATE & NOTARY PUBLIC
No.5/9, Thirupur Kumaran Street,
Moongileri, Pammal, Chennai - 75.
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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

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