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தமிழ்நாடு तमिलनाडु TAMILNADU

22 JUN 2024

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சென்னை-600035

DC 578709

A.DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B7/94
164, Amman Koil Street,
Chennai - 600 001.

FORM 'B' Affidavit cum Declaration

Affidavit cum declaration of Thiru. P. Veera Vanchinathan (Executive Engineer), Tamil Nadu Urban Habitat Development Board, promoter of the proposed project Construction of Partially Stilt +9 Floors with 162 dwelling units at Rajathottam tenemental scheme bearing T.S. No.1& 3 of Block No.19 & 33 of Peravallur Village, Perambur Taluk, Chennai District Corporation division No.68, Zone-VI of Greater Chennai Corporation.

1. Thiru. P. Veera Vanchinathan (Executive Engineer),

Tamil Nadu Urban Habitat Development Board, Division - III,

Chennai -600010.

Promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I/ promoter have / has 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.
3. That the time period within which the project shall be completed by me/promoter's 12.03.2025.

EXECUTIVE ENGINEER
TAMILNADU URBAN HABITAT DEVELOPMENT BOARD
DIVISION - III, T.P. CHATRAM, CHENNAI - 10.

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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 completion of the project.
7. That / promoter shall take all the pending approvals on time, from the competent authorities.
8. That 1/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 1/ 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.

EXECUTIVE ENGINEER
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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……..

EXECUTIVE ENGINEER
TAMILNADU URBAN HABITAT DEVELOPMENT BOARD
DIVISION - III, T.P. CHATRAM, CHENNAI - 10.

Name of Work: Reconstruction of 162 tenements (161+1 refuge area) Stilt +9 storeyed with internal water supply, sanitary, and Electrifications Arrangement and development works at Rajathottam scheme in Chennai Corporation Division No:68, Zone-VI, Under Housing For All (PMAY).

1. Contractor Name : M/s GRM Constructions.

2. Contractor Address : No 153-C7 Salem Road,
Nammakkal-637001.

EXECUTIVE ENGINEER
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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

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