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01 APR 2024

VISVAS PROMOTERS (P) LTD,
MADURAI

எஸ். வரதராஜன்
ஸ்டாமபு வெண்டர்
எம்.ஐ.ஜி. 22, எல்லீஸ்நகர்
மதுரை–16, (தமிழ்நாடு)
ஆர்.சி.எண்: 6246/சி–2/93/12

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 **"M/s. VISVAS PROMOTERS PRIVATE LIMITED"** a Company incorporated under the Indian Companies Act 1956, having its Registered Office at Door No.84, Vasudhara Enclave, TPK Road, Andalpuram, Madurai - 625 003, (PAN AABCV2330G) (TAN MRIV00430D) duly represented by its Authorized Signatory **Shri.S.RAJAVENKATACHALAM,** Son of Shri.R.Sankaran, in and by virtue of the Resolution Passed in the Board of Directors' meeting of the company on 24.08.2018, Promoter of the proposed project at Madurai District, Thiruparankundram Taluk, Madakulam Village, stylized herewith as **"MADHYAPURI".**

VISVAS PROMOTERS (P) LTD ★ MADURAI ★

Dr.S.VASUKI wife of Shri.Dr.Velkumar Door No.96, Thiruvalluvar Street, Ponmeni Jeya Nagar 4th Street, Madurai - 625 016 duly represented by her General Power of attorney by virtue of **Doc No.3582/2024 dated 25.03.2024** registered with Joint Sub-Register No.IV, Madurai, **"M/s. VISVAS PROMOTERS PRIVATE LIMITED.,"**

I, **S.RAJAVENKATACHALAM**, in my capacity as Authorized Signatory of M/s. Visvas Promoter (P) Ltd., Madurai, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Dr.S.Vasuki 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 for development of the project.

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

3. That the time period within the project shall be completed by us is 21st March 2029.

4. That Seventy percent 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 we shall take all the pending approvals on time, from the competent authorities.

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

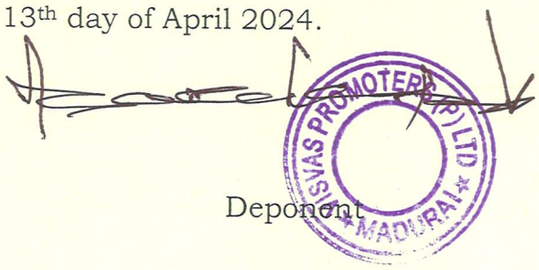
9. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

VISVAS PROMOTERS (P) LTD MADURAI

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and Correct and no material has been concealed by me there from. Verified by me at Madurai on this 13th day of April 2024.



Deponent

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

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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