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ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

19 NOV 2024

Sundaram & Others.
Chennai.

DK 052500

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

Affidavit cum Declaration

(Declaration supported by an Affidavit, Which shall be signed by the Promoter or any person authorized by the promoter)

(1) Mr. R. SUNDARAM (AADHAAR No.9403 7127 1077 & PAN :GDOPS0692R),S/o Mr.Ranganathan, aged about 64 years, (2) Mr.P. VINAGAYAM (AADHAAR No.3140 2793 9488 & PAN :AMAPK6071F), S/o Mr.Parthasarathy, aged about 52 years and (3)Mr. N. NITHYANANDHAM (AADHAAR No.6984 2186 3166 & PAN: ADHPN1615J) S/o Mr.K.V.Natarajan aged about 42 years, Land Comprised in Old Survey Nos.215/3B, 215/4B, 223/3, 224/1A, 224/1B, 224/2, 244/3 pt, 245/1, 245/2B and Present T.S.Nos. 2/9, 2/10, 6/3A, 6/9 & 6/11, Ward-I, Block-31 and T.S. Nos.11/8, 11/35, 11/37, 11/38, 16/26 & 16/28, Ward-I, Block- 26, at Selaiyur Village, Tambaram Taluk & Town Chengalpattu District, Project Named "SUNDARAM SMART CITY PHASE-II"

R. Sundaram

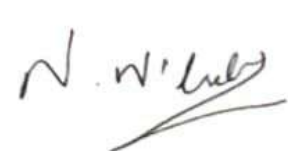
G. S. S. S.
N. N. S.

Promoter of the proposed project.

We, **R. SUNDARAM, P. VINAGAYAM and N. NITHYANANDHAM**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed 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. Project Completed
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, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We / 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.


R. Sundaram

P. Vinagayam

N. Nithyanandham

7. That We / promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We / 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.

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 Chennai on this 20th day of November 2024.


OT of June
N. N. N. N.

Deponent



our services doesn't just end there



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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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Vastu & Property Management Tools

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We're honored to be part of your
real estate journey

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