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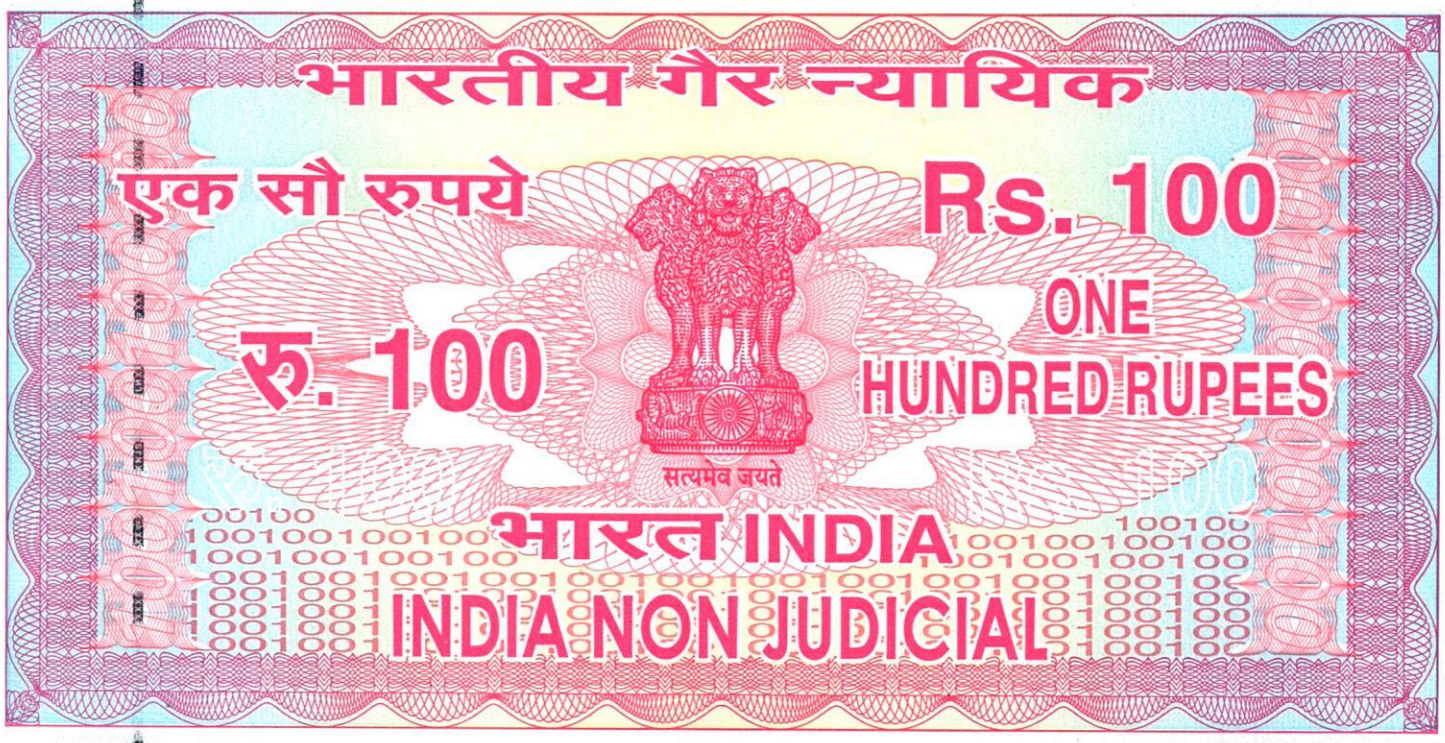
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19/3



தமிழ்நாடு तमिलनाडु TAMILNADU

22 MAR 2025

M. விஜயகுமார்

DX 685169

V. செல்வம், S.V.
ஸ்டாம்ப் வெண்டர்,
231-B, திருச்சி ரோடு, துறையூர்
L.C.No. 34/2008

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 **Mr.M.Vijayakumar** S/o Murugan,205/F1-Extension ,Thuraiyur- 621010, **Mr.V.Suresh** S/o Veerasamy , 4/558-North Street, Thanganagar, Pachaperumalpatti,Thuraiyur-621013 , We are the promoters of the proposed project **Grand Poes Garden** - Sf No : 214/3A1 & 3A2 , Vengadesapuram Village , Thuraiyur Taluk, Trichy District

We Mr.**M.Vijayakumar** S/o Murugan,205/F1-Extension ,Thuraiyur- 621010, Mr.**V.Suresh** S/o Veerasamy , 4/558-North Street, Thanganagar, Pachaperumalpatti, Thuraiyur-621013, Are the promoter cum Partner of the proposed project does hereby solemnly declare, undertake and state as under:

M.Ai

V. Suresh

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed – **Documents Enclosed**

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with_____ who possess a legal title to the land on which the development of the proposed project is to be carried out - **Not Applicable**

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. - **Not Applicable**

2. That the said land is free from all encumbrances. – **Yes**

OR

Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details. - **Not Applicable**

3. That the time period within which the project shall be completed by me/promoter is **Completed**

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotted, 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- **Not Applicable**

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. - **Not Applicable**

x M.

x V.

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 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 allot tee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

x

x

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 **Thuraiyur** on this **6th** day of **March 2025**



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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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