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26 APR 2025

DF 434075

K.V. Rangaswamy
Trichy

K SANKAR
L No. 1481/
Nagar Chennai

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

Affidavit cum Declaration of **K.V.Rangaswamy** are the promoters of the proposed project **ZEN**;

I, Mr. **K.V.Rangaswamy (PAN No. AAAPR3464K),** S/o Kodiyalam Vasudevan, a sole Proprietor, residing at Flat no: CCD-014, Commanders Court DLF Apartments, Door no.49, Ethirai Salai, Egmore, Chennai-600008. Promoter of the project, **"ZEN",** located at (old S F No. 1821/A2), New Survey No.1821/5 at totally measuring 46654.00 Sq.m, situated at Ward-B, Block – 35, Thimmarayasamudram Village, Srirangam taluk, Thiruchirapalli District, do hereby solemnly affirm and jointly state on oath as follows:

1. That the I have the legal title to the land on which the development of the project is completed

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

3. Project is completed.

4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate bank account to be maintained in a scheduled bank to cover the cost of development and the land cost and shall be used only for that purpose.

5. The withdrawal will 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 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the I will take all the pending approvals on time, from the competent authorities.

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

9. That the I shall not discriminate against any allottee at the time of allotment of any plot 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 Thiruchirapalli on this **02th day of June, 2025.**

DEPONENT

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