भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 28.08.2024

EF 465584

M.GANAPATHY
STAMP VENDOR
L.No.14325/E/94
No.42, Velachery Main Road
Chennai-600042

M.A. Ganesh
Chennai-600091

மாவட்ட ஆட்சியர் சென்னை-600035 ஜூலை 05-2024

FORM B

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. R AMMU, owner, residing at Door No.1/1, Rasi Garden, Uliyampalayam, Thondamuthur Road, Coimbatore 641 109 and Mr. M A GANESH, Promoter, having Office at No.5/710 Park Square I Street, Madipakkam, Chennai 600091,for the proposed project Name "PARK Tower" for construction of Stilt Floor + 3 Floors (Height 12.00m) Commercial cum Residential Building, I, II floor commercial Office space only and III floor Residential with 5 dwelling units at Arumbakkam, Comprised in T.S No 5 (Part) and block no 22 of Arumbakkam village within the limits of Chennai Corporation Zone : 08 and Div No 108, do hereby solemnly declare, undertake and state as under:

M.A. GANESH

Promoter

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 project is completed.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M.A. GANESH

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 Chennai this 28th Day of August 2024

M.A. GANESH

Deponent Promoter

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