भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DY 852596

02.07.2025

தணேசன்
மதுரை

C. கணேஷ் M.A.,M.A.,PGELT.,M.Phil.,Ph.D
ஸ்டாம்ப் வெண்டர்
உரிமம்.01/மதுரை (வடக்கு) 2021
1-வது வார்டு, அலங்காநல்லூர்
மதுரை மாவட்டம், தமிழ்நாடு.

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, **I.GANESAN & T.BALAMURUGAN,** Door No. 1/1/23, Amman Kovil Street, Paravai, Madurai – 625 402. Owners of the proposed Project **BALAMURUGAN NAGAR 10, R.S.No – 97/5A, 100/9 & 100/11** in Athalai Village, Madurai North Taluk, Madurai District, We, Owners of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I/We promoters have/has a legal title to the land on which the development of the project is proposed who possess a legal title to the land on which the development of the proposed project is to be carried out
AND

I.கணேசன்

T. பாலமுருகன்

Scanned with OKEN Scanner

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 here with.

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

3. That the time period with in which the project shall be completed by me/ promoter is Project is **completed**.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the al lotters, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 develop and completed in all respects as per the layout approved by the competent authority.

6. That I/We promoters shall get the accounts audited with in 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 / We promoters shall take all the pending approvals on time, from the competent authorities.

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

9. That I /We promoters shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I. தேவராஜன்

த. சாமுவேல்

Scanned with OKEN Scanner

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 Madurai on the 03th day of July 2025.

Deponent

Scanned with OKEN Scanner