भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU ₹100/- DT 454840

25.3.2024
பாலமைந்த மேலர்.
நேரில்

வே.முகுடேஸ்வரன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் 6/2000
கிருஷ்ணகிரி (தமிழ்நாடு)

## FORM 'B'

### Affidavit cum Declaration

Affidavit cum declaration of **Mr.Parameshkumar, Mr.Maheshkumar, Mr.Ramalingam and Mr.Paramasivam** promoter of the proposed Layout project **"ROYAL AVENUE"**

We, **Mr.Parameshkumar, Mr.Maheshkumar, Mr.Ramalingam and Mr.Paramasivam** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. The Layout Project has been completed and enclosed the Completion Certificate from the Registered Engineer.

Deponent

M. Parameshkumar
M. Maheshkumar
S.R. Ramalingam

4. The seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawl is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawl 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 the 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 withdrawls have been made in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That the 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 us at Tirupur on this 27th day of March 2024.

Deponent