

தமிழ்நாடு तमिलनाडु TAMILNADU

BL 114635

02 FEB 2024

L.MURUGARAJ
STAMP VENDOR
COIMBATORE DISTRICT COURT
COIMBATORE TAMILNADU
REF No: 8595 / B1 / 2018

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 **M/s.Kumaran Realty and M/s.Kumaran Mills Pvt Ltd** promoter of the proposed project at **SF No.258/2,259/4B,264/2,265/2 and 269/1B** Narashimmanaickenpalayam Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu State.

I, **M/s.Kumaran Realty and M/s.Kumaran Mills Pvt Ltd** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter have a legal title to the land on which the developmentof the project is proposed
   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.

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

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

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

For KUMARAN REALTY

For SRI KUMARAN MILLS PRIVATE LIMITED

Managing Partner

Technical Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **SF No.258/2,259/4B,264/2,265/2 and 269/1B** Narashimma naicken palayam Village, Coimbatore North Taluk, Coimbatore District on this 30TH day of January 2024.

Deponent

K.R. LOGANATHAN, D.C.E.,
Registered Engineer
NIRMA CONSULTANCY
54, Eighth Street, Gandhipuram
Coimbatore-12, Ph: 9944553381
Coimbatore LPA/RE/Gr.III/19/04/015
Coimbatore Corporation/Gr.III/109/2019

For SRI KUMARAN MILLS PRIVATE LIMITED

Technical Director

For KUMARAN REALTY

Managing Partner