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भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

20AC 948303

V.C. Kumaresan
Theni

V. குமரேசன்
மு.தா.வி. உரிமம் எண்: 12/2011
ஓமலூர் செல்: 9443516555

**AFFIDAVIT CUM DECLARATION**

Affidavit Cum Declaration of Mr.V.C.Kumaresan of the layout Projects **"GANGAI NAGAR"** S.F.No. 357/1A1, 357/1B2, 357/2A1, 362/1B, 362/2B, 362/3B, 362/4B and 362/5B in Sanmugasundarapuram Panchayat/Village, Andipatti Taluk/Panchayat Union, Theni District, Tamilnadu.

Mr.V.C.Kumaresan proprietors of the layout project do here by solemnly declare, undertaken and state as under

1. That I have a legal title to the land on which the development of the project is completed.
2. That the said land is free from all encumbrance.
3. That the project work had been completed.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotment, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 allotment at the time of allotment of any apartment, plot or building, as the case may be, 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 there from.

Verified by me at Salem on this day of 11.09.2024.

Deponent

## Our services go beyond

### Buying & Selling Services
Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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### Property Documentation & Workflow Tools
Forms & Templates, Document Generator, Document Translation, Dictionary

### Vastu & Property Management Tools
Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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