भारतीय गैर न्यायिक

पचास रुपये रु.50

भारत

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AY 754929

13.4.2024

Four Square Promotor

Sivakasi

ரா. சந்திரசேகரன்
முத்திரைதாள் விற்பனையாளர்
சிவகாசி தமிழ்நாடு
L.No. 1922/D/96

APR 2017

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of, V.Ravisankar S/o Mr. Vijayarajan residing at 76,SBK Primary School Road, Aruppukkottai, Virudhunagar,Tamilnadu – 626101. He is the Managing Partner of the Company M/S. Four Square Promotor, operated in D.No 32, Chairman P.S.RAMASAMY ROAD, Sivakasi, Virudhunagar District, Tamilnadu - 626123,promoted a Project in the Name of **"THIRUMAL NAGAR"** at Survey No. 896,897/1A,897/1B having Area Extend of 14400 Sq.m OR 3.56 Acre in Amathur Village, Amathur Panchayat, Virudhunagar Panchayat Union, Virudhunagar Taluk, Virudhunagar District, Tamilnadu

1.The requisite

I, **Four Square Promotor- Managing Partner V.Ravisankar** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter 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 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 **We Completed the Development Work at Site**

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5.That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We/ 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 We/ promoter shall take all the pending approvals on time, from the competent authorities.

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

9.That We / 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 Four Square Promotor

For FOUR SQUARE PROMOTOR

Partner

Managing Partner
V.Ravisankar

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 a 5.00 PM on this 14th Day of April 2024

For Four Square Promotor

For FOUR SQUARE PROMOTOR

Partner

Managing Partner
V.Ravisankar