भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

23AC 599201

நாள் 12/03/24

Rs 20/-

பெ.பால்ராஜ்

கிக்தி சார்பு பட்டேசி,

கன்னியாகுமரி மாவட்டம்.

IVF நாகர்கோவில்

13/43

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 **P. Paulraj** promoters of the project **Mahalakshmi Nagar** comprised in **Re.Survey No. 355/1** measuring to an extent of **13,293.00 Sq.mts (3.280 Acre)** situated at **Putheri** Village, **Kanniyakulam** Village Panchayat, **Rajakkamangalam** Panchayat Union, **Agasteeswaram** Taluk, **Kanyakumari** District, **TamilNadu**.

I, P. Paulraj, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

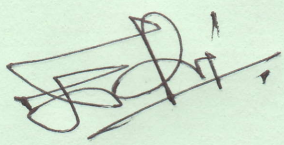
1. That I, P. Paulraj who possess a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

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

   OR

   Possess such encumbrances as today including details of any rights, title, interest or name of any party in or over such land, along with details.

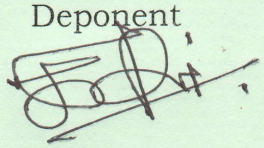
3. That the time period within which the project completed by me.
4. That seventy per cent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent



Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Nagercoil on this 13th day of March 2024.

Deponent

