भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 25 JAN 2026

FL 117997

P. பெத்துசாமி
முத்திரைத்தாள் விற்பனையாளர்
உ.எண்: 21573/C/86
சிவன் கோவில் தெரு, தலைவாசல்,
சேலம் மாவட்டம், தமிழ்நாடு.

ROYAL SMART CITY
SALEM.

**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 Mr. P. BHASKAR, Partner of M/s. ROYAL SMART CITY promoter of the proposed project "ROYAL SMART CITY", situated at Survey No. 632/1 of KURUDAMPALAYAM PANCHAYAT AND VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT;

I, Mr. P. BHASKAR, Partner of M/s. ROYAL SMART CITY promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For ROYAL SMART CITY

Partner

1. That I / promoter have a legally valid authentication of title of such land along with an authenticated copy of the SALE DEED between such owner and vendor is enclosed herewith for Survey No. 632/1 of KURUDAMPALAYAM PANCHAYAT AND VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT on which the development of the proposed project is to be carried out.

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

3. That the time period within which the project shall be completed by me/promoter is **FULLY DEVELOPED AND 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

**For ROYAL SMART CITY**

**Partner**

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 ROYAL SMART CITY**

**Partner**

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 25TH day of JANUARY 2026.

**For ROYAL SMART CITY**

**Partner**

Deponent