217



ரூ.20/-
தமிழ்நாடு TAMIL NADU T.S. JAWAHAR 26AC 113828
நாமக்கல் சந்திரன்
அய்வநல்லூர்.
STAMP VENDOR, 07.03.2024
TIRUVARUR-TAMILNADU.
L.No: 14/92.

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.K.Ramachandran promoter of the proposed Layout approved by DTCP (DTCP Approval No: 09/2024 dated: 24-01-2024), comprised in R.S.No:67/1,67/3B1,68/1A2, Kothamangalam Village & Panchayat, Thiruthuraipoondi Taluk, Thiruvarur District.

I, K.Ramachandran S/o.S.Kaliyaperumal 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 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.

BEFORE ME

NOTARY PUBLIC
8.3.24

NOTARY
T.SALEEM KHAN
Notary Public
C.O. 3329/1
INDIA
GOVT OF TAMIL NADU

Scanned by CamScanner

2. That the said land is free from all encumbrances 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 completed by me/promoter is completed.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / promoter shall get the accounts audited within six months after theend 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.

BEFORE ME

NOTARY PUBLIC

8.3.24

NOTARY T.S.ALEEM KHAN Advocate & Notary G.O. 3/2/97 INDIA OF TAMILNADU

Scanned by CamScanner

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.

Deponent

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 Thiruvarur on this 07th day of March 2024.

Deponent

Signed and Executed in
My Presence on 8.3.2024

Notary
8.3.24

GO.M.S.No. 362/91
T. SALEEM KHAN
ADVOCATE & NOTARY PUBLIC
Nagapattinam & Tiruvarur, S.India.

NOTARY
T. SALEEM KHAN
Nagapattinam & Thiruvarur Districts
G.O 362/91
INDIA
GOVT OF TAMILNADU

T. SALEEM KHAN B.A., B.L
Advocate & Notary Public
Sattayappar East Street,
NAGAPATTINAM - 611 001
Tamil Nadu - India

T. SALEEM KHAN
NOTARY PUBLIC
NOTARIAL NOTARIAL

Notarial Certificate No
Dated 217/8.3.24

Scanned by CamScanner