भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARIAL NOTARIAL

மேலநாடு TAMILNADU 100/- 31 JAN 2026 EU 047782

C.M. Mahaalaxmi M. Suresh Kumar

Alwarthirunagari

P. ஜோசப் P. ராயன்
முத்திரைத்தாள் விற்பனையாளர்
74, மதுரை சாலை திருநெல்வேலி-1
உரிமம் எண் 1997

FORM 'B'

[See Rule 3(4)]

DECLARATION,SUPPORTED BY AN AFFIDAVIT,WHICH SHALL BE SIGNED BY THE PROMOTOR OR ANY PERSON AUTHORIZED BY THE PROMOTOR

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms.C.M.Mahaalaxmi & Mr./Ms.M.Suresh kumar promotor's of the proposed Kurunji malar Nagar project comprised in Survey No

201/1B1A - TS NO:50/8, Extent: 0 . 15 . 00 Ares = 37 Cents
201/1B1B – TS NO:50/1, Extent: 0. 02. 50 .00 Ares = 6 Cents
154/3B1 – TS No : 51/11, Extent : 0. 02 . 83 .00 Ares= 7 Cents

Palayamkottai Village, Palayamkottai Taluk, Tirunelveli District for the Block/Wing/Tower;

I/We **C.M.Mahaalaxmi & M.Suresh Kumar** promoter of the proposed project do hereby solemnly declare ,undertake and state as under:

1.

2.

Power Agent

NOTARY GOVT. OF TAMILNADU

M. SURESHKUMAR B.A.,B.L.,
NOTARY & ADVOCATE
Enroll No: MS 1708/2001
91, T.M. Building
Opp. Dr. Ambedkar Statue
Tirunelveli Junction-627001
Cell No: 9443483388

Solemnly Affirmed and signed before me by the deponent at Tirunelveli-1 on 31.01.26

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1. That I/ promoter have/has a legal title to the land on which the development of the project is proposed

   OR

   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with _____ 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 _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The project is 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.

Deponent

NOTARY M.SURESH KUMAR B.L. TIRUNELVELI CORPORATION AREA R.O.(NLE) 761 Date: 19-07-2024 GOVT. OF TAMILNADU

M. SURESHKUMAR B.A.,B.L.,
NOTARY & ADVOCATE
Enroll No: MS 1708/2001
61, T.M. Building
Opp. Dr. Ambedkar Statue
Tirunelveli Junction-627001
Cell No: 9443403356

Solemnly Affirmed and signed before me by the deponent at Tirunelveli-1 on 31/1/2024

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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 / promotor shall get the accounts audited within six months after the end of every financial year by a charted accountant in practice ,and shall produce a statement of accounts duly certified and signed by such charted 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 / promotor shall take all the pending approvals on time ,from the competent authorities.

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

9. That I /promotor 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 Tirunelveli on this 31st day of January 2025

Deponent
1.
2.
Power Agent

NOTARY
M.SURESH KUMAR B.L.
TIRUNELVELI
CORPORATION AREA
G.O.(Ms) 761
Date: 19-07-2024
OF TAMILNADU

M. SURESHKUMAR B.A.,B.L.,
NOTARY & ADVOCATE
Enroll No: MS 1708/2001
91, T.M. Building
Opp. Dr. Ambedkar Statue
Tirunelveli Junction-627001
Cell No: 9443403356

Solemnly Affirmed and signed before me by the deponent at Tirunelveli-1 on 31.1.2025

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