

தமிழ்நாடு तमिलनाडु TAMIL NADU Rs. 20 L 20AC 472676

19/6/24

மாதையன்

H. S. வெங்கடேசன்
முத்திரைத்தாள் விற்பனையாளர்
அரூர் தருமபுரி - 636 703
L. No : 8273/B1/5-3-97

~~Form-B~~

[See Rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.M.S.Madhaiyan S/o.Mr.Sanjeevachetti & Mr.A.V.Shankar S/o.Mr.Vediyappachetti** are the promoters/Owners of the proposed project Approved Layout at **Baisuhalli Village S.F.Nos: 269/1A, 269/1C, 269/2A2B3, 271/2A, 271/2C & 271/2D2 of Baisuhalli Panchayat, Karimangalam Panchayat Union, Karimangalam Taluk and Dharmapuri District**, Tamilnadu.

We are **Mr.M.S.Madhaiyan S/o.Mr.Sanjeevachetti & Mr.A.V.Shankar S/o.Mr.Vediyappachetti** are the promoters/Owners of the proposed project do hereby solemnly declare, undertake and state asunder.

M. S. Madhaiyan

A. V. Shankar

1. That we has a legal title to the land on which the development of 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 promoters for development of the project is enclosed here with.

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

3. That we time period with in which the project shall be completed by the promoter iscompleted.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant inpractice that the withdrawal is in proportion to the percentage of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

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

9. That we 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

Verification

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

Date : 20/06/2024.

Place : Dharmapuri.

Signature of Deponents

M. S. Madhyan

Mr. Sankar