भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 13/11/2025.

M.D. PROPERTIES.

ERODE.

ரூ.100.

FA 763420

ச. திருவுலகமூர்த்தி
முத்திரைதாள் விற்பனையாளர்
கோபிசெட்டிபாளையம்.
உரிமம் எண் : 16 / 2000

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 **M D EASWARAN (Power Holder)** of the proposed project at **R S No43/2B,74/1A- Aavudaiyaparai Village & Panchayat, Kodumudi Taluk, Erode District, Tamil nadu**

■

" AMMAN NAGAR " 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 development of the project is proposed

OR

M.D. Easwaran

Have entered into development agreement or any other agreement.

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 free including details of any rights, title interest or name of any party in or over such land, along with details.

3. Project has been **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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a charted accountant in practice that the withdrawal is in proportion to the percentage of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 produced 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 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.

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 there from.

Verified by me at the **ERODE** on this **14** - day of November **2025**

Deponent

From

M.D Eswaran (Power Holder),

D. No. 70/2B, Thiru.V.K. Salai,

Municipal Colony,

Erode – 638011

To

The Chairman, TNRERA

No. 1A, CMDA Tower 1, 1st floor,

Gandhi Irwin Bridge road, Egmore,

Chennai – 600008.

Sir/Madam,

ஐயா வணக்கம் எங்களால் விற்கப்பட்ட மனைப்பிரிவிகளில் உள்ள மனை எண் : 35, 28, 6 ஆகிய மனைப்பிரிவிகளில் மனையை வாங்கியவர்கள் தங்களது சொந்த பணத்தில் வீடு காட்டியுள்ளனர். எனவே, எங்களுக்கு TNRERA பற்றிய அறியாமையின் காரணமாக நாங்கள் சில மனைப்பிரிவிகளை விற்று விட்டோம். எனவே, தாங்கள் எங்களை மன்னித்து அனுமதி வழங்குமாறு தாழ்மையுடன் கேட்டுக்கொள்கிறேன்.

நன்றி

இப்படிக்கு

M. D. Eswaran