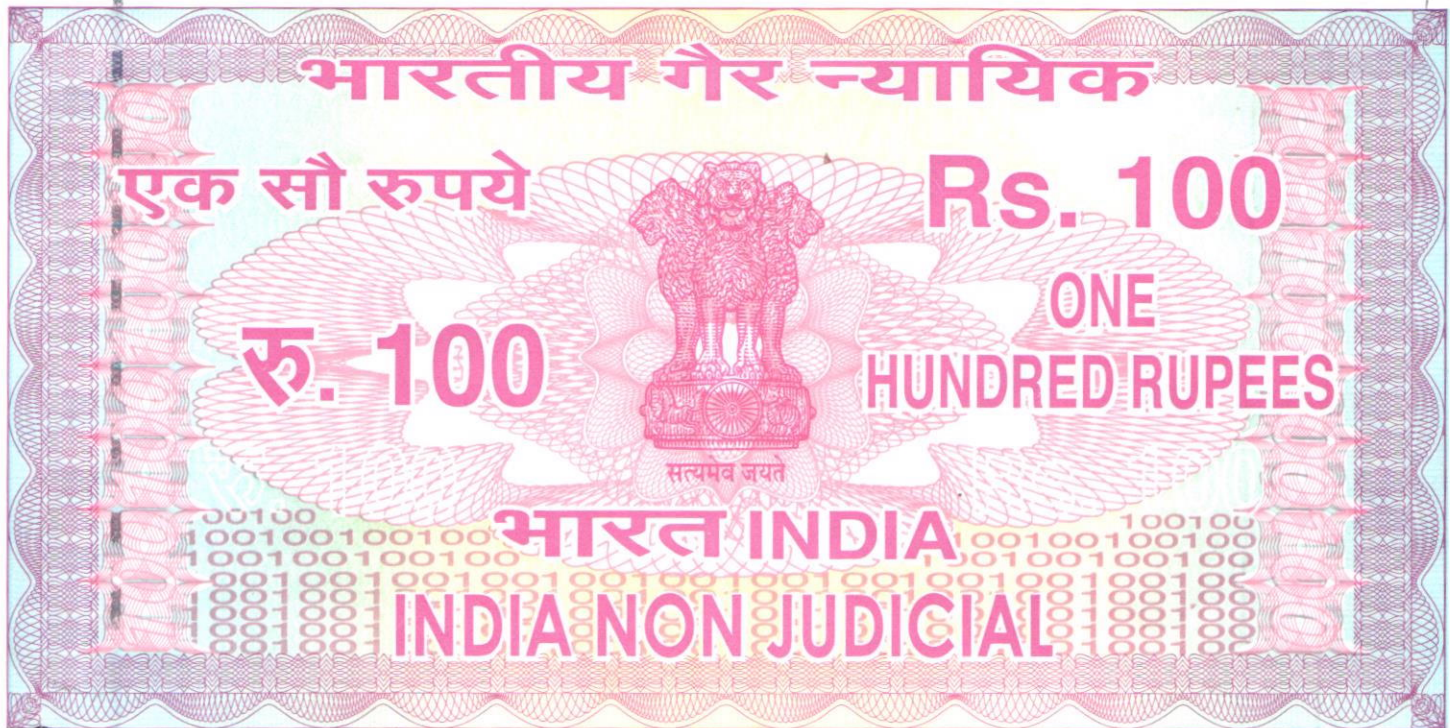


21/11



தமிழ்நாடு தமில்நாடு TAMILNADU 9.12.25.

சுவாமிநாதன், அருள்முகம்.

FA 873640

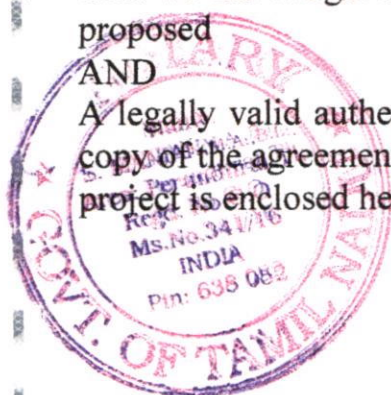
எஸ். ஜெயக்குமார் வேதசேகன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமை எண்: 3/1997
பெருந்துறை.

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of **Mr.R.Sivaraman** promoter of the proposed Project
Layout ROYAL CITY-2, R.S.F.No:170/2C & 3A2, Thalambadi Village &
Panchayat, Namakkal Taluk & District, Tamilnadu State.

I **Mr.R.Sivaraman** Promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

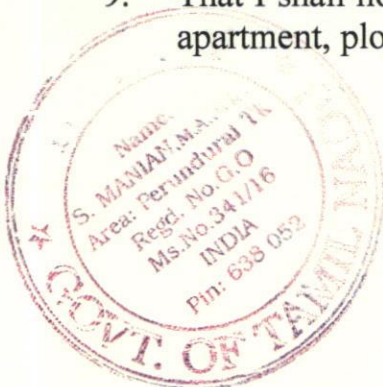
1. That we has a legal title to the land on which the development of the project is
proposed
AND
A legally valid authentication of title of such land along with an authenticated
copy of the agreement between such owner and promoter for development of the
project is enclosed here with.



MOD. 39055 410/4 220074
S. MANIAN, M.A.,B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI-638 052. Erode Dt
Tamilnadu, India
Book No. 4821 Serial No. 4821

S. Manian

2. That the said land is free from all encumbrances.
3. The project has be completed by us.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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.



S.M. 16.12.2018
Mob. 99655 41074 & 220074
S. MANIAN, M.A., B.L.,
Advocate & Notary Public
305, 306, Ram Nagar,
PERUNDURAI - 638 052, Erode Dt.
Tamilnadu, India
Regd. No. *XX* Serial No. *4821*

Deponent

R. S. Manian

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 Perundurai on this 16th day of December-2024

Deponent

R. Saravanan



Perundurai
16.12.2024

SOLEMNLY AFFIRMED AND SIGNED
BEFORE ME AT PERUNDURAI, ERODE DIST.
PIN : 638 052 ON 16.12.2024

S.M. 16.12.2024
MOD. 39055-410/4 220074

S. MANIAN, M.A., B.L.,

Advocate & Notary Public

305, 306, Ram Nagar,

PERUNDURAI - 638 052. Erode Dt.

Tamilnadu, India

Phone No. 88210 Serial No. 4821

S.M. 16.12.2024

S. MANIAN M.A., B.L.,

ADVOCATE & NOTARY PUBLIC

306, RAM NAGAR,

PERUNDURAI - 638 052.

ERODE DIST. TAMILNADU, INDIA.

APP/REN/ERD2204/00002