

தமிழ்நாடு तमिलनाडु TAMIL NADU

24 APR 2024

17AC 144975

எஸ். வெங்கடேசன்
ஸ்டாம்பு வெண்டர்
4/141, லேக் ஏரியா
கே.புத்தங்குடி, மதுரை–107, தமிழ்நாடு.
ஆர்.சி. எண்: 761/பி.1/97-32

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 **P.Markkannathas** S/o. Paramasivam, No.29-E, Thangam Colony 3rd Street, Anna Nagar West, Anna Nagar, Chennai – 600040, the promoter/s of the proposed project **Kannathasan Nagar** situated in **Survey No. 283/2, 283/3A and 284/6A of Nilaiyur Bit-1 Village,** Nilaiyur Bit-1 Panchayat, Thirupparnkundram Panchayat Union, Thirupparankundram Taluk, **Madurai** District, Tamilnadu.

P. markkanathas

I, **P.Markkannathas,** the promoter/s of the project do hereby solemnly declare, undertake and state as under:

1. That I have legal title to the land on which the development of the project is made.

   OR

Have entered into joint development agreement / Collaboration agreement / Development agreement or any other agreement with **NIL** 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 Nil 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 us / promoter is - **Project already completed.**

4. The seventy per cent of the amounts realised by us/promoter for the real estate project form 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.

P. markkanathas

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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 / we / promoter 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 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 / we / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / we / promoter have furnished such other documents as have been prescribed by the rules and regulation made under the act.
9. That I / we / Promoter shall not discriminate against any allotee at the time of allotment off any apartment, plot or building as the case may be on any grounds.

P. Marakkaraths

Deponent/s

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 **Chennai** on this **24th** Day of **April 2024**

P. Markkandeth

Deponent/s