भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU R. Kalidas.

22/4/2024

DB 557303

Ph: 8056107870, 9940011[illegible]

V. RAJENDRAN, B.A.

L.No. 44/B3/97

No.54/420, PANTHEON ROAD,

EGMORE, CHENNAI-600 008

FORM'B'

[Seerule 3(4)]

DECLARATION,SUPPORTEDBYANAFFIDAVIT,WHICHSHALLBESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHEPROMOTER

Affidavitcum Declaration

Affidavit cum Declaration of Mr.**R.KALIDAS** promoter of the proposed project **S.F.No:319/1,2 & 320/2B , and measuring about , 3.33 Acre , 13500.00 Sq.Mtr** - in Alangayam Town Panchayat and village in Vaniyambadi Taluk, Tirupathur District, Tamilnadu.

I **Mr.R.KALIDAS** promoter of the proposed project do hereby solemnly declare,undertake andstate as under:

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 Not Applicable whopossess a legal title to the land on which the development of the proposedproject isto be carried out

AND

a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development oftheprojectis enclosed herewith.

2. That the said land is free from all encumbrances.OR

   Possess such encumbrances as Not Applicableincluding details of any rights,title,interest ornameofanypartyinor oversuchland,alongwithdetails.

3. That the time period with in which the project is completed.

4. Thatseventypercentoftheamountsrealisedbyme/promoterfortherealestateproject from the allottees, from time to time, shall be deposited in a separateaccounttobemaintainedinascheduledbanktocoverthecostofconstruction andthelandcostandshallbeusedonlyforthatpurpose,asfarasbuildingisconcerned.For layoutprojects,itwillbecostofdevelopmentandthelandcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheendofeveryfi nancialyearbyacharteredaccountantinpractice,andshallproducea statement of accounts duly certified and signed by such chartered accountantto the Authority and it shall be verified during the audit that the amountscollected for a particular project have been utilised for the project and thewithdrawalshavebeenmadeincompliancewiththeproportiontothepercentageof completion ofthe project.

7. ThatI / promoter shall take all the pending approvals on time, from thecompetent authorities.-Completed.

8. That I / promoter have / has furnished such other documents as have beenprescribedby therules andregulations madeunderthe Act.

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

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 Mr.R.Kalidas on 23.04.2024

Deponent