



தமிழ்நாடு தமிழ்நாடு TAMILNADU

தமிழ்நாடு

நாள் : 28/8/2024

இனம்: 30

சுயசந்தேசம்
சுன்கியாகுமரி

EP 266226

S. இராசாகிருஷ்ணன், B.A.
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 15/1993 நாள்: 1-11-93
நாகர்கோவில்-629 001



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 Mr. **J.JAYACHANDRAN AND C.VIJAYAN** promoter of the proposed project STAR CITY, in Survey No : 184/1B2, 1B3, 1B4, 1B5 Measuring to an extent of (3345.00 sq.m) Situated at Agastheeswaram Town Panchayat , Agasteeswaram Village , Agasteeswaram Taluk, Kanyakumari District, Tamilnadu.

We, **J.JAYACHANDRAN AND C.VIJAYAN** promoters of the proposed project do here by 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
Have entered into joint development agreement /collaboration agreement

C. Vijayan

/development agreement or any other agreement with _____
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 Today 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
me/promoter is J.JAYACHANDRAN AND C.VIJAYAN .

4. That seventy per cent of the amounts realised 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shall be withdrawn only after due certification by an engineer, architect and a
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 / 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.

C. Vijayan



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

e. vijayan

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 28 on this 08 day of 2024.

Deponent

e. vijayan

