भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 09/8/2025

K. ஆனந்தன் மனோகரன்

பிரீசனர்

EH 044803

G. தேவா, முத்திரை வெண்டர்

உரிமம் எண் 2303/81/2007

ரா. துவாரகை பிளையார் கோவில் தெரு

ரேப்பத்தூர், திருப்பத்தூர் மாவட்டம்

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 Declration

Affidavit cum declaration of **K.Anandhan And C.Manogaran** Owner and promoter of the project named as " **SRI OM SAKTHI NAGAR**" Comprised in Survey No.150/3A,183/1A,184/1,2B,2C,2E1 measuring an extent of 1.69 Acre (6868.00 Sq.mts) situated in Matrapalli Village,Matrapalli Panchayat, Kandhili Panchayat Union,Thirupathur Taluk,Thirupathur District,Tamilnadu.

K. அனந்தன்

C. மனோகரன்

That K.Anandhan And C.Manogaran, Owner and promoter of the proposed project do hereby solemnly declare, Undertake and state as under:

1.That I/We, K.Anandhan And C.Manogaran 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 closed herewith.

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

OR

Possess such encumbrances as on today including details of any rights, title, intrest or name of any party in or over such land along with details.

3. That the time period within which the project has been completed.

4.That seventy per cent of the amounts realised by me/promoter for the real estate project form the allottees,from time to time,shall be deposited in a seprate 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5.That the amounts from the separate account,to cover the cost of the project, shall be withdrawn only after due certification by an engineer,architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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/We 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 its 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 ot the percentage of completion of the project .

K. அனந்தன்

C. மனோகரன்

7.That I/We shall take all the pending approvals on time ,from the competent authorities.

8.That I/We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I/We 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(s)

K. ஆனந்தன்

C. மனோகரன்

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 Thirupathur on this 11th day of August 2025.

Deponent(s)

K. ஆனந்தன்

C. மனோகரன்