

தமிழ்நாடு तमिलनाडु TAMIL NADU 05AC 296381

25 MAR 2024

M. SIVAKUMAR B.A.
STAMP VENDAR
PERAIYUR
RC. No. 8390 / 14

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **V.Vijayakumar & M.Senthikumar,** Door No-26/16, Vallarmathi Illam South Sanmugapuram, M K Puram, Madurai South, Madurai 625011, Owner of the proposed Project **Yoga Ganapathi Nagar, Survey No-79/9, 10A2, 11A, 11B, 80/5A1 & 88/2B1A** in Athalai Village, North Taluk, Madurai District, I/We **V.Vijayakumar & M.Senthikumar** Owners of the proposed project do hereby solemnly declare, undertake and state asunder:

1. ThatI/promoterhave/hasalegaltitletothelandonwhichthedevelopmentoftheprojectisproposedwhopossessalegaltitletothelandonwhichthedevelopmentoftheproposedprojectistobecarriedout

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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.
3. Thatthetimeperiodwithinwhichtheprojectshallbecompletedbyme/promoteris Project is **completed**.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the al lottees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheend 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 / 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.

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

V. V.

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 me at Madurai on the 19th day of April 2024.

V. V.

Deponent

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