भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

16 JUN 2025

EK 897280

ச. மணிமாறன், M.A.
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் 3/2010/IMK
166, பணிக்கனூர்,
நாமக்கல் டவுன், தமிழ்நாடு

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. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan** Promoter of the proposed project / duly authorized by the promoter of the proposed project, located at **S.No-223/1A2, Marurpatti Panchayat/Village,Namakkal Panchayat Union/Taluk, Namakkal District** vide his authorization dated 31.12.**2024.**

We, **Mrs. Mr. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, we / Promoters have / has a legal title to the land on which the development of the project isproposed

OR

have a legal title to the land on which the development of the proposed projectis to be carried out

AND

Mr. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters for development of the real estate project is enclosed herewith.

2. that, the said land is free from all encumbrances.

OR

That, details of encumbrances _____ including details of any rights, title, interest or name ofany party in or over such land, along with details.

3. That **the project has been completed (Form-V to be Enclosed within this File).**

4. That, seventy per cent of the amounts realized 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.

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 That, the amounts from the separate account to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That, we **Mr. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan** / 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That, we **Mr. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan** / promoter shall take all the pending approvals on time from the competent authorities.

8. That, we **Mr. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan** / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, we **Mr. S.Sudhagar, Mr.R.Sudhesh, Mr.S.Sivaraj and Mr.S.Senthil Rajan** / 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

Verification

We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this ...14th day of July 2025

Deponent