

தமிழ்நாடு तमिलनाडु TAMILNADU 15/12/2025

EW 873651

ப. பன்னீர்செல்வம்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 33/2008/ஈரோடு

M. DHANESH

ERODE

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. **M DHANESH** promoter of the proposed project **MRM GARDEN** comprised in **Survey Nos. 181/8B2A2, 181/15 & 182/9C, Gangapuram Village, Erode Corporation, Erode Taluk, Erode District, Tamil Nadu. PIN Code - 638102**

I, **M DHANESH,** promoter of the proposed project do hereby 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 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 here with.

M. Dhanesh
Deponent

NOTARY R.KAVIN,B.A.B.L. ERODE DISTRICT Reg.No:14394/19 GOVT. OF INDIA

R. KAVIN, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
Southern Railway Advocate &
Central Govt, Add Standing Counse
(GOVT OF INDIA)
MS: 2835/08. Cell: 9994272229
96, Opp.Collecter Office, Erode-11.

15.12.25

B.N.U.S.N.: 206

2. That the said land is free from all encumbrances.
3. The project is completed.
4. That seventy per cent of the amounts realised by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost of constructionand the landcost and shall be used only for thatpurpose, as far as building is concerned. For layout projects, it will be cost of development andthe 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 shallproduce 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.
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.

M. Dhanu.
Deponent

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 Erode on this 15th day of Dec.

M. Dhanu.
Deponent

NOTARY NOTARIAL NOTARIAL GOVT. OF INDIA
R.KAVIN, B.A.,B.L., ERODE DISTRICT Reg.No.

R. KAVIN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
Southern Railway Advocate &
Central Govt. Add Standing Counsel
(GOVT. OF INDIA)
MS: 2835/08, Cell: 9994272229
96, Opp.Collecter Office, Erode-11.

SIGNED ... ME AT
ERODE ON...15.12.25.....