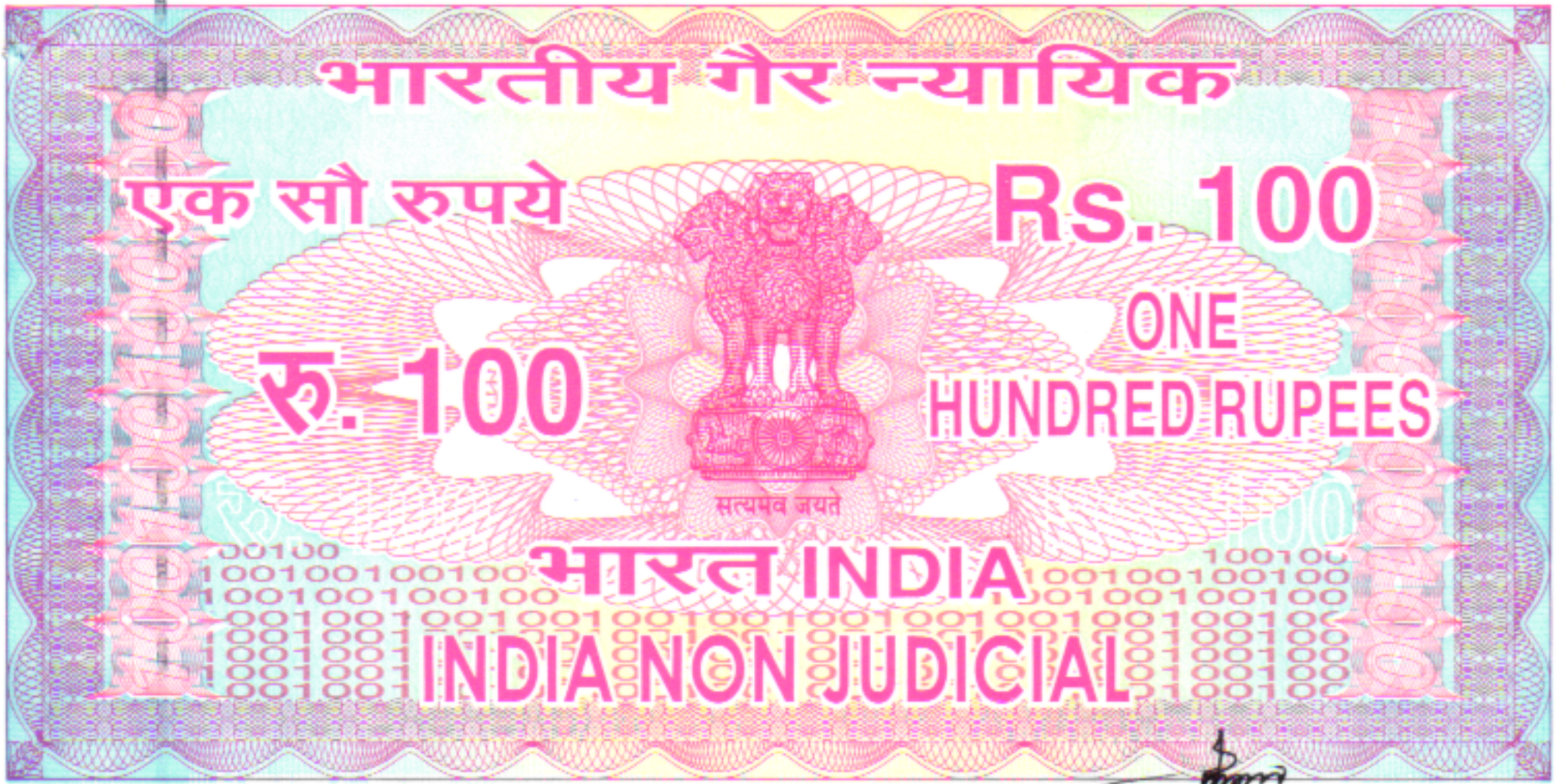




தமிழ்நாடு தமில்நாடு TAMILNADU

தமிழ்நாடு

நாள் : 19/3/2024

இனம்: 100

சுமல்நாடு
4 மார்ச்

EA 996621

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

FORM 'B'

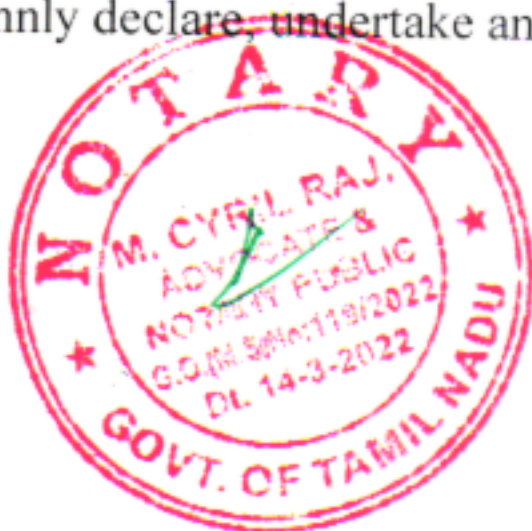
[See rule 3(4)]

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 1.Mr.L.Paulraj S/o.Lakshmana Nadar,
Owners of the proposed project. SURVEY NO. 947/2A1A1A2 OF RAJAKKAMANGALAM
VILLAGE, AGASTHEERWARAN TALUK, KANAYAKUNARI

I, L.Paulraj S/o.Lakshmana Nadar Owners of the proposed project do
hereby solemnly declare, undertake and state as under:



1. That I/Owner have a legal title to the land on which the development of the project is proposed
OR

Have entered into joint development agreement / collaboration agreement / 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

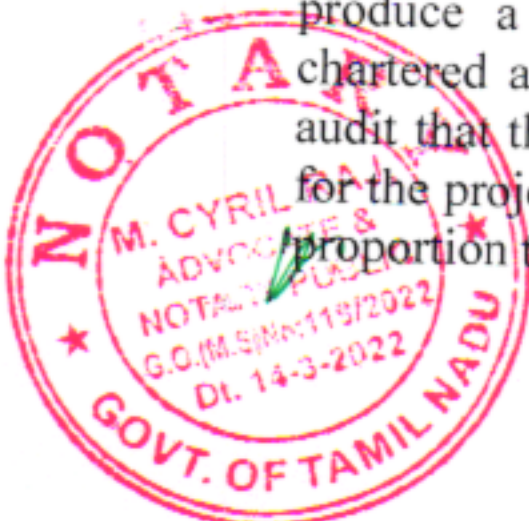
Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed

4. That seventy per cent of the amounts realised by me/owners 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 / Owner 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.



7. That I / Owner shall take all the pending approvals on time, from the competent authorities.
8. That I / Owner have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / Owner 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

X

சுபாஷ் கிருஷ்ணன்

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 Nagercoil on this day of 2024.

Deponent

சுபாஷ் கிருஷ்ணன்



M. CYRIL RAJ, B.A., LL.B.
ADVOCATE / NOTARY
G.O. (M.S.) No: 119 / 2022
DT. 14-3-2022
66GA, BRIGHT STREET
NAGERCOIL - 629 001
Cell: 9842878808

14.3.2024