भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

09.09.2025

EM 668032

S. நந்தகோபால்

மதுரை

V.சீதாராமன்

மா.ந.நீதிமன்ற முத்திரை தா
விற்பனையாளர், துறையூர்.
L.C.No.15203/83

FORM 'B'

[See rule3 (4)]

DECLARATION ,SUPPORTED BY AN AFFIDAVIT,WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr.S.NANTHA GOPAL promoter of the proposed project Name **BALAJI NAGAR** at **S.NO.54/3A AT VAADIPATTI TOWN PANCHAYATH,THATHAMPATTI VILLAGE, VAADIPATTI TALUK,MADURAI DISTRICT, TAMILNADU.**

S.NO.54/3A AT VAADIPATTI TOWN PANCHAYATH,THATHAMPATTI VILLAGE, VAADIPATTI TALUK,MADURAI DISTRICT, TAMILNADU.

S. Nantha

.I, Mr.S.NANTHA GOPAL promoter of proposed project Name **BALAJI NAGAR** do hereby solemnly declare undertake and state as under.

1. That we/ promoter have/a has 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 on AND a legally valid authentication of title of such 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 by me/ promoter is COMPLETED
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant project, as far as building is concerned.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 respect 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 all 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 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 finished 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 of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 Vaadipatti town panchayath on this 09 th day of SEP 2025

Deponent