

தமிழ்நாடு तमिलनाडु TAMILNADU

S. சண்முகபிரபா
ஸ்டாம்பு வெண்டர்
14.கரூர்ரோடு, காங்கயம்-638701.
L.No.10/TUP/2015.

ரூ.100/-
23.7.2025
அக்கணைக்
குப்பக்கத்திற்கும்

EW 570174

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 VIGNESH** promoter of the proposed project **LAKSHANA GARDEN** Situated at **S.F.No.214/2A, KARIAMPATTI VILLAGE & PANCHAYAT, ODDANCHATRAM TALUK, DINDIGUL DISTRICT TAMIL NADU. PIN CODE – 624 215;**

I, **S VIGNESH,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

K. KANA... M.A., B.L.
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam - 638701,
Tiruppur Dt, Tamil Nadu South India.
G.O.M.S No.182/2020

NOTARY
K. Kanagaraj
GOVT. OF TAMILNADU

1. That I / promoter have / has a legal title to the land on which the developmentof 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 herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nil (Project is completed)
4. That seventy per cent of the amounts realised by us/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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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 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 / 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 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 andnothing material has been concealed by me there from.

Verified by me at Kangayam on this 24th day of July 2025

Deponent

NOTARIAL NOTARIAL

Signed before me on 24/07/2025 at kangayam

K. KANDASWAMY, B.A,B.L.
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam - 638701,
Tiruppur Dt, Tamil Nadu South India.
G.O.M.S No.182/2020