भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

25-11-2024

EW 875055

K.C. Palanisamy, T. Umamaheswari

KCP Garden Phase II

மு. செந்தில், ஸ்டாம்பு வெண்டர்,
காஞ்சிபுரம் ஆட்சியர் எதிரில், (குடைகள் பழுதில்)
37, கச்சேரி ரோடு, காஞ்சி-1.
தமிழ்நாடு உரிமம் எண் : 4506/B1/91

OCT 2024

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 **T.Umamaheswari** (w/o K.C.Palanisamy) **GPA** and **Mr.K.C.Palanisamy** s/o Chinnusamy Gounder Owner cum promoter of the proposed project KCP Garden Phase II, Coimbatore District - Mettupalayam Taluk - Karamadai Village. S.F. NO.230/2A And 2D2

I **T.Umamaheswari** (w/o K.C.Palanisamy) **GPA** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Icc Gulamuni

T. Umamaheswari

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

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **Site Development Work Completed.**

4. That seventy per cent of the amounts realised 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, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

7. 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.

Ic c Gulameer
T. Nagaluru

8. That I 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.

9. That I shall take all the pending approvals on time, from the competent authorities.

10. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That I 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 therefrom.

Verified by me at Erode on this 25 day of 11 / 2024.