भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

NANDAKUMAR

13 SEP 2025

ER 355207

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai-600 101.

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Nandakumar, promoter of the proposed project "AVN GARDEN", residing comprised in S No Old Survey Number 36/6 of Voyalanallur A Village, Poonamallee Taluk, Tiruvallur District within the limits of Poonamallee Panchayat Union Limit

I, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Nandakumar possess the legal title to the land on which the development of the project has been carried out and a legally valid authentication of title of such land.

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

3. That the project is 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.

Deponent

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the 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 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 the promoter have taken all necessary approvals from the competent authorities.

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

9. That I the 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 our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this date of 10th September 2025

Deponent

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