

தமிழ்நாடு तमिलनाडु TAMIL NADU

20AC 948062

V. கண்ணகன்

மு.தா.வி. உரிமம் எண்.12/2011

ஓமலூர். செல்.9443516555

R. Andiappan

Salem

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. R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** promoter of the proposed project, in " **Sri Balamurugan Garden** " at S.F.No. – 112/1A1 and 112/1B1 Extent of 2.00 Acres (or) 8094.00 Sq.mt, at Malumichampatti Village and Panchayat, Madukkarai Panchayat Union, Madukkarai Taluk, Coimbatore District.

We, **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** have / has 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.K

K. Kandasamy

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 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** 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 utilized for the project and the withdrawal have been made in compliance with the proportion to the percentage of completion of the project.

7. That We **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** shall take all the pending approvals on time, from the competent authorities.

8. That We **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** 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 **R.Andiappan, A.Mahendran, A.Kandasamy and K.Raveendran** on this 15 day of November 2024

Deponent