भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

P. VENKATESHKUMAR

29 MAR 2024

DB 604458

K.R.V. RAJES KUMAR

STAMP VENDOR

L No: 54/B3/200

Shop No. 27, TNHB Shopping Complex

Tirumangalam, Chennai - 600 10

Affidavit cum Declaration

Affidavit cum Declaration of Mr.P.Venkatesh Kumar., promoter of the proposed project "**Sai Shree Nagar**" at No.70, Khadarvedu Village, Mamballam Panchayath, Uthukottai Taluk, Thiruvallur District, Tamil Nadu State.

I, **Mr.P.Venkatesh Kumar**., promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/We/promoter 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 carriedout

M/F. LION. K.P. PADMANABAN, BABL DSE SMP
ADVOCATE NOTARY PUBLIC,
ROLL NO. 417/90
G.O.MS No. 302/2021 Date 29.09.2021
No. 31/90/31, J.J. Complex
Thirumangalam Anna Nagar
Chennai - 40, India. Mobile No. +91 9444212312
Mail. padmanabankp@yahoo.com

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. OR
Possess such encumbrances 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 completed by promoters.

4. That seventy per cent of the amounts realised by me/promoters 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 landcost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

7. That we / promoters shall take all the pending approvals on time, from the competent authorities.

K.P. PADMANABAN, B.A.B.L. D.S.E. G.O.MS No: 302/2021 Dt. 29.09.2021 GOVERNMENT OF TAMILNADU INDIA NOTARY PUBLIC ADVOCATE

M/F. LION. K.P. PADMANABAN, B.A.B.L. D.S.E. M.P.
ADVOCATE NOTARY PUBLIC,
ROLL NO: 417/99.
G.O.MS.No. 302/2021 Date 29.09.2021
No. 31,90,91, J.J. Complex
Thirumangalam, Anna Nagar,
Chennai - 40, India. Mobile No: +91 9444212312
Mail. padmanabankp@yahoo.com

8. That we / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we / promoters 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 Chennai on this 01st day of April 2024.

Deponent

K.P. PADMANABAN, B.Sc., B.L., D.S.E., S.M.P. NOTARY PUBLIC ADVOCATE
G.O.MS No:302/2021 Dt. 29.09.2021 GOVERNMENT OF TAMILNADU INDIA

MJF. LION. K.P. PADMANABAN. BABL DSE SMP
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