भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

FA 753158

12 SEP 2025

S.ESWARAMOORTHI

ERODE

மு. செந்தில், ஸ்டாம்பு வெண்டர்,
தாலுக்கா அலுவலகம், (குட்கக் மாடியில்)
37, கச்சேரி ரோடு, ஈரோடு-1.
தமிழ்நாடு உரிமம் எண். 4506/B1/91

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 Eswaramoorthi, P Pranesh,C Navaneethakrishnan** and **R Dharnaravindh** of the proposed project at **R S No363/2B in Nanjai Uthukuli 'B' Village,Muthugoundampalayam Panchayat, Modakurichi Taluk, Erode District, Tamil nadu**

" VEL GARDENS " promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

1) S. Eswaramoorthi 3) C Navaneethakrishnan

2) P. Pranesh 4) R. Dharnaravindh

Have entered into development agreement or any other agreement.

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 as free including details of any rights, title interest or name of any party in or over such land, along with details.

3. Project has been **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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a charted accountant in practice that the withdrawal is in proportion to the percentage of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 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 produced 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 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 and nothing material has been concealed by me there from.

Verified by me at the **ERODE** on this **12** - day of September **2025**

Deponent