

தமிழ்நாடு தமிலநாடு TAMILNADU

02 JUL 2024

DC 171588

S. Sundarakumar
Chennai - 600091

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

(a) Affidavit cum Declaration of **M/s Raj Promoters private Limited** promoter of the proposed project Bearing **S.No. 1460/2A, admeasuring 9851 sqmt. and DTCP No. 116/2024** situated at Thaiyur B Village, Tiruporur Taluka, Chengalpattu district.

M/S Raj Promoters private Limited promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY GOVT. OF TAMILNADU

For RAJ PROMOTERS PRIVATE LIMITED

DIRECTOR

1. That I / 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 carried out 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.

3. That the time period within which the project shall be completed by me/promoter is PROJECT ALREADY 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. Note: completed layout and DTCP converted as per norms.

NOTARY
S.K.D. BABU
Chennai City
G.O.Ms.No.162 Home Dept.
Dt. 12.2019
GOVT. OF TAMIL NADU

For RAJ PROMOTERS PRIVATE LIMITED

DIRECTOR

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 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 / 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.

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 3rd day of July 2024.

For RAJ PROMOTERS PRIVATE LIMITED

DIRECTOR

Deponent



For RAJ PROMOTERS PRIVATE LIMITED

DIRECTOR

GOVT. OF TAMIL NADU
S.K.D. BABU
Chennai City
G.O.Ms.No.
Dt.03.12.2019

Before me
30.7.2024

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CIT Nagar,
Chennai - 600 035
Cell : 98417 86335