भारतीय गैर न्यायिक

पचास रुपये

रु.50

भारत

सत्यमेव जयते

INDIA

FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BL 137695

M.I. RESHMA
STAMP VENDOR
L.No.:928/B1/2021-49/ Coimbatore
90C-1, T. Balan Nagar, 4th Street,
Ganapathy, Coimbatore-641006.

**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. KALYANASUNDARAM .K (POWER HOLDER)** of GUHAN CITY DEVELOPERS promoter of the proposed project **GUHAN GARDEN**, SURVEY No 460/1A, 460/2A, 460/2B, 461/1A in Annur Village,AnnurTaluk, Coimbatore District, Tamil Nadu.

**For GUHAN CITY DEVELOPERS**

Power Agent

I, **KALYANASUNDARAM.K (POWER HOLDER)** promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

1.That the Promoter has a legal title to the land on which the developmentof the project is proposed and a legally valid authentication of title of such land along with an authenticatedcopy 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. FREE

3.That the project is Completed by us.

4.That seventy per cent of the amounts realised by us 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5.That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

For GUHAN CITY DEVELOPERS

Deponent

Power Agent

7.That we shall take all the pending approvals on time, from thecompetent authorities.

8.That we havefurnished such other documents as have beenprescribed by the rules and regulations made under the Act.

9.That we shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

For GUHAN CITY DEVELOPERS

Deponent

Power Agent

**Verification**

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at COIMBATORE on this 9th day of March. 2024.

For GUHAN CITY DEVELOPERS

Deponent

Power Agent