भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

28AC 754906

V. குமாரவேல்
நாமக்கல் - 001.

ந. தங்கவேலு
முத்திரைத்தாள் விற்பனையாளர்
நாமக்கல்-636 006.
ர.ச.6206-4/C1-91/2-9-92

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 V.Kumaravel** Promoter of the proposed project/ duly authorized by the promoter of the proposed project at **SF.No – 133/2B1B2 Of Navani Thottakkurpatti (Navani) Village, Pudhuchathiram Panchayat Union, Namakkal Taluk, Namakkal District, Tamilnadu State.**

I, **Mr V.Kumaravel** Promoter of the proposed project / duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:

1.That, We / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

Mr V.Kumaravel have 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 real estate project is enclosed here with.

2. That, the said land is free from all encumbrances.

OR

That, details of 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 shall be completed by us is **Completed**.

4. That, seventy percent 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.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn only after due certification by an engineer, an architect and a chartered accountant in practice that the withdrawals in proportion to the percentage of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 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 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 **Namakkal** on this **08th** day of **July 2024.**

Deponent