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தமிழ்நாடு तमिलनाडु TAMILNADU

EW 703568

08.01.2025

வணிகர் மணி
திருப்பூர்

எம்.மகாலட்சுமி
ஸ்டாம்பு வெண்டர்
உரிமம் எண் : 15/1993
238, குமரன் ரோடு,
திருப்பூர் (தமிழ்நாடு)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. S GOPALRAJ & Ms. E VANITHAMANI promoter of the proposed project **SRI RAM AVENUE** situated at **SF.NO. 392/2B1, NALLUR VILLAGE, TIRUPUR SOUTH TALUK, TIRUPUR DISTRICT TAMIL NADU., PIN CODE - 641606;**

We, **S GOPALRAJ & E VANITHAMANI** 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 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. 2. That the said land is free from all encumbrances.

NOTARY G. SENTHIL SIVAKUMAR B.Com., Reg.No: 19805 / 2020 TIRUPUR DISTRICT GOVT. OF INDIA

G. SENTHIL SIVAKUMAR B.Com.,
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg.No : 19805 / 2020
No.109, Best Complex,Kumaran Road,
Tirupur - 641 601.
Cell : 99655 23567

3. That the time period within which the project shall be completed by promoter is Nil (Project is completed.)

4. That seventy per cent of the amounts realised by us/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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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 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.

**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 Tirupur on this day of 08/01/2025.

**Deponent**

NOTARY
SENTHIL SIVAKUMAR B.Com., BL.,
GOVT. OF INDIA
NOTARIAL NOTARIAL

08/01/2025

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