

தமிழ்நாடு तमिलनाडु TAMIL NADU

03 MAY 2023

Mr. P. Venkatesh Kumar,

IA 292485
K.R.V. RAJES KUMAR
STAMP VENDOR
L No: 54/B3/2000
Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai - 600 106.

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.P.Venkatesh Kumar,** promoters of the proposed project Situated at "**Sai Subhiksha Nagar**" (Survey No.427/1C3, DTCP No:24/2024), Thammanur Village, Walajabad Taluk, Kancheepuram District, Tamil Nadu State.

I, **Mr.P.Venkatesh Kumar,** promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / promoters 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

R. KUMARESAN, M.A., M.L. NOTARY PUBLIC ADVOCATE G.O.MS. No.461/2022 Dt. 21.9.2022 GOVT OF TAMIL NADU INDIA

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 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 completed by promoters.

4. That seventy per cent of the amounts realised by me/promoters 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 landcost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 / promoters 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 theproject.

7. That we / promoters shall take all the pending approvals on time, from the competent authorities.

R. KUMARESAN. M.A., B.L., MBA., M.L.
G.O.MS. No.461/2022 Dt. 21.9.2022 GOVT OF TAMIL NADU INDIA
NOTARY PUBLIC ADVOCATE

8. That we / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under theAct.

9. That we / promoters 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 therefrom.

Verified by me at_____on this_____day of_____.

Deponent

R. KUMARESAN. M.A., B.L., MBA., M.L. ★ NOTARY PUBLIC ADVOCATE ★ G.O.MS. No.461/2022 Dt. 21.9.2022 GOVT OF TAMIL NADU INDIA

R. KUMARESAN. M.A., B.L., MBA., M.L
NOTARY PUBLIC ADVOCATE
ROLL NO : MS. 523/1990
G.O.MS.No.461/2022 Dt. 21.9.2022
29 & 74, J. J Complex,
Thirumangalam, Anna Nagar,
Chennai - 40, India. Ph:+91 9381006736.
Mail: kumaresanadvocate29@gmail.com