

தமிழ்நாடு तमिलनाडु TAMILNADU

25/11/2025

சண்முகக்கனி.

சார்த்தார்

EU 219832,

V. ஜெகநாதன்
S.R.O. ஸ்டாம்பு வெண்டர்
கோவில்பட்டி.
L.No. 6/2009

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.Shanmugakani J** promoters of the proposed project at **Survey No: 171/1A,172/2C4 Padanthal village, Venkatachalapuram Panchayat, Sattur Panchayat union, Sattur Taluk, Virudhunagar District.**

We are **Mr.Shanmugakani J**, promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we are / promoters have / has a legal title to the land on which the developmentof the project is proposed

OR

Have entered into joint development agreement /collaboration agreement

/development agreement or any other agreement with Nil 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 promoters for development of the project is enclosed herewith.

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

OR

Possess such encumbrances as **Nil** 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.

4. That seventy per cent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / promoters shall get the accounts audited within six months after theend 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 / promoters shall take all the pending approvals on time, from the competent authorities.

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

9. That I / 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

Shanmugakani J

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 **Padanthal** on this **25** day of **Nov 2025**.

Deponent

Shanmugakani J