


தமிழ்நாடு तमिलनाडु TAMIL NADU 1.3.2024

20AC 691778

K. தர்ணீஸ்வரன்
பங்குதாரர்

K. தர்ணீஸ்வரன் M.Com.,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 11/2021/KGI
திருப்பத்தூர் மாவட்டம், திருப்பத்தூர்

**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 Mr.**K.POORANEESWARAN S/o KANNAN,** Promoter of the proposed project of **"J.P. KANNAN NAGAR"**

I, Mr.**K.POORANEESWARAN** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY PUBLIC
M.SARAVANAN, B.Com., B.L.,
Tirupathur
G.O.Ms.No. 276/2018
GOVERNMENT OF TAMILNADU

02/3/2024
M.SARAVANAN, B.Com., B.L.,
Ms.No.422/2003
ADVOCATE & NOTARY PUBLIC
No.1, Thiru-Ve-Ka Road,
Tirupathur - 635 601. TPT DIST.
Cell : 9443626343

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

   OR

   `Have entered into join 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 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 as 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 We/promoter is **COMPLETED**
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposit 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

NOTARY PUBLIC
M.SARAVANAN,
Tirupathur
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276/2018
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6. That We / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and

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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 We / promoter shall take all the pending approvals on time from the competent authorities.
8. That We /promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We / promoter shall not discriminate against any allot tee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

K. Boomath.

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 Tirupathur on this 02nd day of March-2024

NOTARY PUBLIC
M.SARAVANAN,
B.Com., B.L.,
Tirupathur
G.O.Ms.No.
276/2018
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02/3/2024

M. Saravanan
02/3/2024
M.SARAVANAN, B.Com., B.L.,
Ms.No.422/2003
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Deponent