भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FA 304017

29.9.2025 Kanagaraju

B. MEENAKSHI
STAMP VENDOR
DISTRICT REGISTRAR OFFICE CAMPUS,
(PARTY SHED)
COIMBATORE, TAMIL NADU,
R. Dis.No. 11789 / B1 / 2014

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

1. Affidavit cum Declaration of Mr P.KANAGARAJU, promoter of the proposed project K S GARDENS, SF No-219/3B at Keeranatham Village, Annur Taluk, Coimbatore District.

I, We promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

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 here with.

NOTARY
11014/2015
COIMBATORE DISTRICT
MY COMMISSION EXPIRES ON 27/02/2030
GOVT. OF INDIA

P. Kanagaraju

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

3. That the time period within which the project shall be completed by promoter.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

P. Kanagaraju

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 Coimbatore on this 30 day of Sep 2025.

NOTARY V. DEVARAJ REG. No 1107/2015 COIMBATORE DISTRICT NOTARIAL GOVT. OF INDIA

V. DEVARAJ, B.Sc., B.L.,
ADVOCATE & NOTARY
Enrl.No: 2187/2000(GOVT.OF.INDIA)
6-B,CPC Garden Avenue, Kanakenpalayam,
Sundapalayam (Post), Coimbatore - 641007
Cell : 95971 32071.

30/10/25

P. Kanagaraju

Deponent.