

தமிழ்நாடு तमिलनाडु TAMILNADU

11.07.24

P. நமதேவன் ஆயுதம்

DS 644521

C. கேசவன்
மு.தா.வி., L.No. 7/2008
48. கோட்டை தெற்கு தெரு.
ஆரணி - 632 301.

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.P.NAMADEVAN promoter of the proposed project AT S.F.NO. 169/1A, 169/1B & 170/1B2. Punganur village, Arcot taluk, Ranipet district, Tamilnadu

I, P.Namadevan 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

P.Namadevan

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 authenticatedcopy of the agreement between such owner and promoter for development oftheprojectisenclosedherewith.

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 with in which the project shall be completed by me.

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

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 shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora particular project have been utilizedfor the projectand the withdrawals have been made in compliance with the proportion to the percentage of completion of the project

KP Ramachandran

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 ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

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 Pune on this 17th day of July 2024.

Deponent