सत्यमेव जयते

INDIA NON JUDICIAL

Government of Tamil Nadu

e-Stamp

Certificate No.	:	**IN-TN49207989314188W**
Certificate Issued Date	:	04-Nov-2024 12:20 PM
Account Reference	:	NEWIMPACC (SV)/ tn8004904/ TUTICORN/ TN-TC
Unique Doc. Reference	:	SUBIN-TNTN80049047929786564861 5W
Purchased by	:	NITHIN
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	NITHIN
Second Party	:	Not Applicable
Stamp Duty Paid By	:	NITHIN
Stamp Duty Amount(Rs.)	:	20 (Twenty only)

Please write or type below this line

HF 0023796462

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

04-Nov-2024 12:20 PM 04-Nov-2024 12:20 PM 04-Nov-2024 12:20 PM

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

Affidavit Cum Declaration Of **R.NITHIN**, Owner And Promoter Of The Project Named As **Rose Garden** At Survey No: 123/2B1 & 133/1E Measuring An Extent 9300.00 Sq.M Situated Servaikaramadam Village And Panchayat, Thoothukudi Taluk, Thoothukudi District



R.NITHIN Owner And Promoter Of The Proposed Project Do Hereby Solemnly Declare, Undertake And State As Under:

1. That I, **R.NITHIN** Who Possess A Legal Legal Title To The Land On Which The Development Of The Project Is Proposed 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 With As On Today 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 Me/Promoter Is Completted.

4. That Seventy Per Cent Of The Amounts Realised 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 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 / 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 utilised 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.

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 NOVEMBER on this 26 day of 2024.

Deponent