265

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU 28AC 408200

5-7-2024

Sandeep Kumar and two other, CBE.

S. ANANDAKUMAR
STAMP VENDOR,
16/1, Lingappa Chetty Lane No: 2,
COIMBATORE. TAMILNADU.
Licence No: 7333/B1/97/2011

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Sandeep Kumar, Anshul Agarwal and Nishant S Agarwal** promoter of the proposed project **Shyam Avenue;**

I, **Sandeep Kumar, Anshul Agarwal and Nishant S Agarwal** promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That promoter have 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 herewith.

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

3. The project development has been completed already & Form 5 duly attested by certified LBS. For the layout bearing SF Nos: **Sf no's 273/ 2A Pt & 273/ 3 Pt, Ward No: 36 (AJ), Block No: 46, (T.S. No. 11/1 & 12/ 1) at Coimbatore East Zone, Singanallur Village.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That 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

1)

2) Anshul Agarwal

3) Nishant Agarwal

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 Coimbatore on this 28th day of Wednesday 2024.

Deponent

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