


தமிழ்நாடு तमिलनाडु TAMILNADU

DY 996064

16 AUG 2025

S. சந்தோஷ்ராஜ்

T. மீனாட்சி பாரதி
முத்திரைத்தாள் விற்பனையாளர்
19/3, சரண் சென்டர்
கோகலே ரோடு, மதுரை-2
RC. No. 1761/B1/V 97-17

.1.

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 1.Mr. **Santhoshraj S/o, Mr. Sekar , No: 56, Plot no: 25, Jai nagar, !st Main, Ponmeni, Madurai south, Madurai – 625016. Comprising Survey no. 103/54A at Chettikulam village in the name of "Anugraha Phase 2".**

I, **Mr. Santhoshraj, S/o, Mr.Sekar,** the project do hereby solemnly declare, undertake and state asunder:

1. That I have a legal title to the land on which the development of the project will be completed.

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2. That the said land is free from all encumbrances.
3. That the time period within which the project already completed.

4. That seventy percent of the amounts realized by me / promoter for the real estate project from the allotters, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 accounts 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.

S
Deponent
S. Sathy

**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 Madurai on this 26 day of August 2025.

Deponent
S. Sathy

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