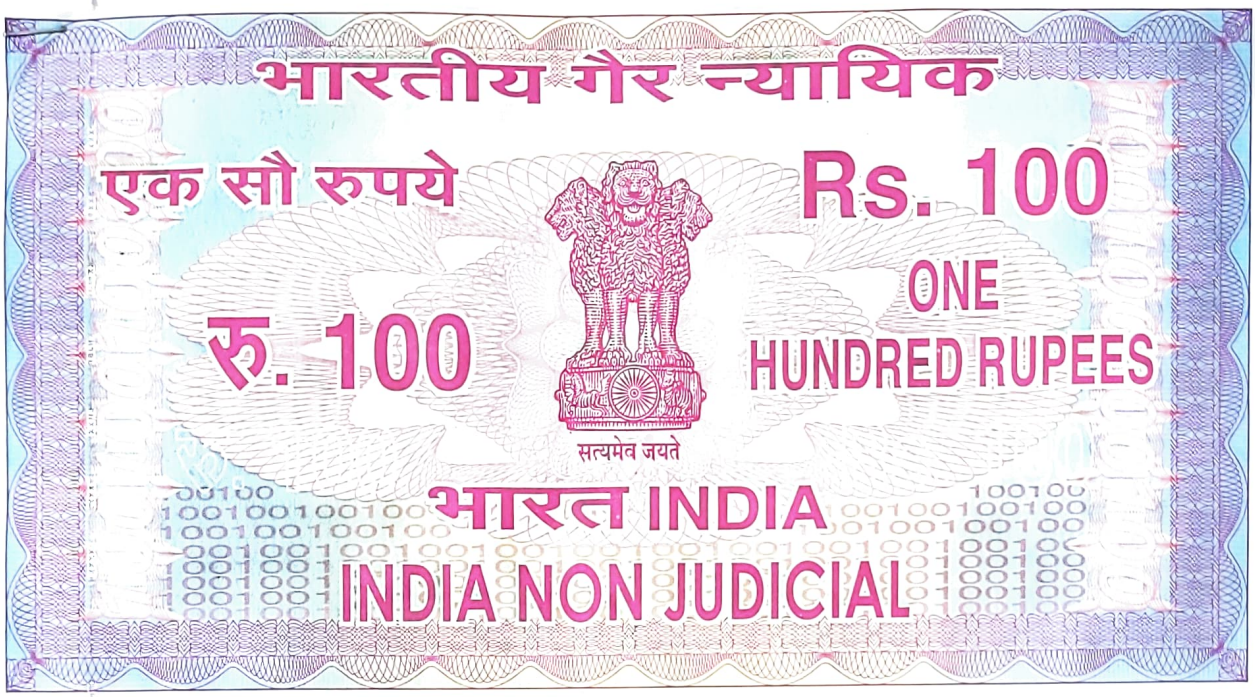


தமிழ்நாடு तमिलनाडु TAMILNADU

DC 583088

S. MANGALAM
STAMP VENDOR,
18/2, MURTHY STREET,
CHENNAI - 600 033.
LICENCE No: 9942/89
PHONE : 23710754

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. C. A. RATHINAVEL and Mrs. P. MANGAIYARKARASI, promoters of the proposed project "BALAN NAGAR", situated at Survey No. 92/2, 92/3, 93/2 and 93/4 of VITTILAPURAM VILLAGE AND PANCHAYAT, KARUGULAM PANCHAYAT UNION, SRIVAIKUNDAM TALUK, THOOTHUKUDI DISTRICT;

We, Mr. C. A. RATHINAVEL and Mrs. P. MANGAIYARKARASI promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. (A) That I / Promoter, Mr. C. A. RATHINAVEL, have entered into GENERAL POWER OF ATTORNEY with LAND OWNER – Mr. R. ARUNACHALAM for Survey No. 92/3 and 93/4 of VITTILAPURAM VILLAGE AND PANCHAYAT, KARUGULAM PANCHAYAT UNION, SRIVAIKUNDAM TALUK, THOOTHUKUDI DISTRICT who possess a legal title to the land on which the development of the proposed project is to be carried out.

1. (B) That I / promoter, Mrs. P. MANGAIYARKARASI have a legally valid authentication of title of such land along with an authenticated copy of the SALE DEED between such owner and vendor is enclosed herewith for Survey No. 92/2, and 93/2 of VITTILAPURAM VILLAGE AND PANCHAYAT, KARUGULAM PANCHAYAT UNION, SRIVAIKUNDAM TALUK, THOOTHUKUDI DISTRICT on which the development of the proposed project is to be carried out.

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

3. That the time period within which the project shall be completed by me/promoter is **FULLY DEVELOPED AND COMPLETED**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

1. C. A. Rath

2. P. Manojkarkamar

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 CHENNAI on this 20TH day of JUNE 2024.

1. C. A. Rath

2. P. Manojkarkamar

Deponent