

தமிழ்நாடு तमिलनाडु TAMIL NADU 05AC 296646

25 MAR 2024

M. SIVAKUMAR L.A.,
STAMP VENDAR
PERAIYUR
RC. No. 8390/14

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **N.RAMAKRISHNAN,** Door No-3/3080, Aatham Nagar, Pattinamkattan, Ramanathapuram– 623 503, Owner of the proposed Project **Grand Empair Avenue Ammaiyappan Nagar, R.S.No – 47/2I, 2J, 2K** in Kuyavankudi Village, Ramanathpuram Taluk, Ramanathapuram District,

I,

N.RAMAKRISHNAN ,Owner of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed who possess a legal title to the land on which the development of the proposed project is to be carried out

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AND
a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development of the project is enclosed here with.

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

3. That the time period with in which the project shall be completed by me/ promoter is Project is **completed**.

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the al lotters, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 develop and completed in all respects as per the layout approved by the competent authority.

6. That I/promoter shall get the accounts audited with in 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 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.

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9. That I / promoter shall not discriminate against any allotted at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

N. Jamalakkhan

Deponent

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 Madurai on the 13th day of May 2024.

N. Jamalakkhan

Deponent

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