



தமிழ்நாடு தமில்நாடு TAMILNADU
4-7-2025
K. Shanmuganathan
Madurai

N. S. S. S.
என். சிவக்குமார், பி.பி.சு.
அலகன்னை நீட்சு.ஓ.சி 3332/2025
முத்திரைக்காகித விற்பனையாளர்
92, திரு.வீ.க. தெரு, எப-பரம் ரோடு
வதுரை-615 010, (தமிழ்நாடு)

DZ 068277

FORM 'B'
[See rule
3(4)]

Affidavit cum Declaration

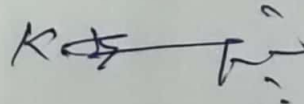
Affidavit cum Declaration of Tvl. K. Shanmuganathan promoter of the proposed project "RADHA GARDEN PHASE-I" at S.F.No. 214/5A, 214/5B of Vadapalanji Panchayat/Village, Thiruparankundram Panchayat union/ Madurai West Taluk, Madurai District.

We, Tvl. K. Shanmuganathan promoter of the proposed project do hereby solemnly declare, undertake and state as under:

K. Shanmuganathan

That I / promoter have / has a legal title to the land on which the development of the project is proposed project at is S.F.No. 214/5A,214/5B of Vadapalanji Panchayat/Village,Thiruparankundram Panchayat union/ Madurai West Taluk, Madurai District technical clearance issued by the assistant director of T& CP Madurai in ROC NO;- AQNCW41Q/SWP/2025/2025/TCP dated 13/05/2025 and Layout Final Approval issued by Village panchayat ,Vadapalanji dated 28/06/2025 (Layout Approval 05/2025 and PP No :-05/2025)

1. That the said land is free from all encumbrances.OR Possess such encumbrances as_including details of any rights, title, interest or name of any party in or over such land, along with details.
2. That the time period within which the project shall be completed by me/promoter is Completed.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
5. 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.



7. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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 Madurai on this 04th day of July 2025.

Deponent

