भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

19.9.2024

DT 102402

A. தேன்மொழி

முத்திரைத்தாள் விற்பனையாளர்

உரிமம் எண். [illegible]/2008/NMKL

28/1, உழவன் காம்ப்ளக்ஸ்,

நாமக்கல் சந்து, நாமக்கல்

FORM'B'

[Seerule3(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.V.GOPAL promoters of the proposed project SF.No. 79/7C2B, VITTAMANAICKENPATTI VILLAGE & PANCHAYAT, NAMAKKAL UNION, NAMAKKAL TALUK, NAMAKKAL DISTRICT.

We Mr.V.GOPAL promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have a legal title to the land on which the development of the project is proposed OR
Haveentered intojointdevelopmentagreement/collaborationagreement /developmentagreementor any otheragreementwith_____ whopossessalegaltitletothelandonwhichthedevelopmentofthe proposed project is to be carried out 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.
OR
Possesssuch encumbrancesas_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 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 constructionandthe landcostandshallbeusedonlyforthatpurpose,as far as building is concerned. For layout projects, it will be cost of developmentand 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

VGOPO

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 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.

V Gopi

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 NAMAKKAL on this 16 day of OCTOBER 2024.

V Gopi

Deponent