भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

06.02.2024

K. M. செந்தில்முருகன்

16AC 533516

N. IBRAHIM
Auth. Stamp Vendor
Reg. No.: 11/ஆ5/93
Sankarankovil

**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. K. M. SENTHIL MURUGHAN, promoters of the proposed project "GANAPATHY NAGAR", situated at Survey No. 431/6, 431/7B, 431/8, 431/9B, 431/11B and 431/14B of SERNTHAMANGALAM VILLAGE, SERNTHAMANGALAM KASPA PANCHAYAT, KADAYANALLUR TALUK, TENKASI DISTRICT;

I, Mr. K. M. SENTHIL MURUGHAN promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Promoter, Mr. K. M. SENTHIL MURUGHAN, have entered into GENERAL POWER OF ATTORNEY with LAND OWNER – Mr. E. GANAPATHI for Survey No. 431/6, 431/7B, 431/8, 431/9B, 431/11B and 431/14B of SERNTHAMANGALAM VILLAGE, SERNTHAMANGALAM KASPA PANCHAYAT, KADAYANALLUR TALUK, TENKASI DISTRICT who possess a legal title to the land 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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 TIRUNELVELI on this 05TH day of FEBRUARY 2024.

Deponent