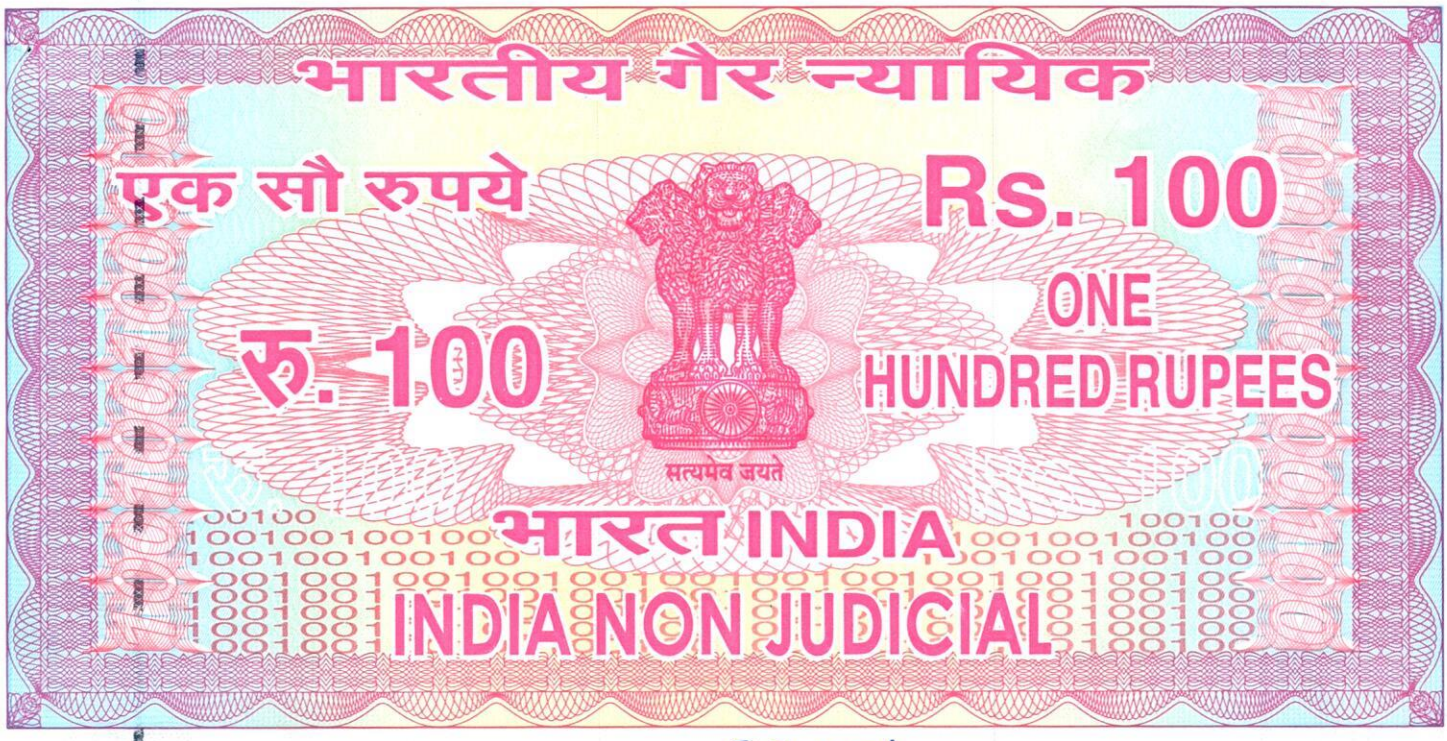


தமிழ்நாடு तमिलनाडु TAMILNADU

Rs.100/-
10.02.2025
D. SELVAKUMAR
ERODE.

EL 203721

ஆர். பழனியப்பன்
முத்திரைத்தாள் விற்பனையாளர்
கங்காநகர்
உரிமை எண்: 36/2008, ஈரோடு
காங்கயம், தமிழ்நாடு.

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. D SELVAKUMAR & Mr. S VELUMANI** promoter of the proposed project **PHOENIX AVENUE PHASE I** situated at **SF.NO. 421/1A2B KOMARAPALAYAM AMANI VILLAGE, THATTANKUTTAI PANCHAYAT, PALLIPALAYAM PANCHAYAT UNION, KOMARAPALAYAM TALUK, NAMAKKAL DISTRICT. PIN CODE - 638183;**

We, **D SELVAKUMAR & S VELUMANI,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the developmentof the project is proposed 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.

NOTARY ★ GOVT OF TAMILNADU ★

D. Selvakumar

P.LINGASAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC,
KANGAYAM - 638 701.
TIRUPUR DIST.TAMILNADU.

S. வேலுமணி

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Nil (Project is completed)
4. That seventy per cent of the amounts realised by us/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 development and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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.

D. Selvaraj

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me there from.

Verified by me at Kangayam on this 12th day of Feb 2025

D. Selvaraj

Deponent

NOTARY * GOVT OF TAMILNADU

NOTARIAL NOTARIAL

12-02-2025

P. LINGASAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC,
KANGAYAM - 638 701,
TIRUPUR DIST.TAMILNADU.