

தமிழ்நாடு तमिलनाडु TAMIL NADU 27AC 527341

11 JAN 2024 B. Prabhakaran, Chennai-40.

S.HEMAKUMAR
Stamp Vendor
L. No: 776-3/D1/2021,
Tiruvallur, Tiruvallur District

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER

Affidavitcum Declaration

Affidavitcum Declaration of 1. B. Prabhakaran, 2. S. Ramesh kumar and 3. G. Udaya kumar promoter of the proposed project - Layout S.Nos. 46/1B1, 3B, 4, 5 of Sogandi Village and Panchayat, Sriperumbudur Taluk,Kancheepuram District

I/We 1. B. Prabhakaran, 2. S. Ramesh kumar and 3. G. Udaya kumar promoter of the proposed project do hereby solemnly declare, under takeand state asunder,

1. That I / promoter have / has alegal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement / collaboration agreement / development agreement or any other agreement with_____ who possess legal title to the land on which the development of the proposed project is to be carried out
   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.
   OR Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along withdetails.

3. That the time period with in which the project shall be completed by me / promoteris.

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the allottees, 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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheend of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora 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 thecompetent authorities.

8. That I / promoter have / has furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

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

Deponent

Verification

ThecontentsofmyaboveAffidavitcum Declarationaretrueand correctandnothing materialhasbeen concealedbymetherefrom.

Verified by me at _____on this_____day of _____2024.

Deponent