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தமிழ்நாடு तमिलनाडु TAMILNADU 16.4.2025 EP 903566

S. Ramakrishnan
STAMP VENDOR
L. NO.14/97
Manjakuppam, Cuddalore
Tamilnadu

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 Land Owner - Mr.Iyyanar S/o.Pitchaikaran and Power of Attorney - Mr.R. Saravanan S/o. Rajamanickam and Mr.G. Jayabalan S/o.Gothandapani, of the proposed Residential Layout project situated at S.No.299/1B1, 299/2, 301/1A, measuring to an extent 12831 sq.mts in Korattur Revenue Village, Tirunavallur Panchayat Union, Ulundurpet Taluk, Kallakurichi District, Tamilnadu – Muthukumaran Nagar.

We, Land Owner - Mr. P. Iyyanar (Principal) and the power of Attorney Mr.R.Saravanan S/o. Rajamanickam and Mr.G. Jayabalan S/o.Gothandapani, we are the Developer of Residential Layout project do hereby solemnly declare, undertake and state as under;

1. That, We Land Owner and Power of Attorney has a legal title to the land on which the development of the Residential Layout project is proposed.

NOTARY
R. Ramakrishnan
Regd. No. 9376
Puducherry
GOVERNMENT OF INDIA

ப. இயனார்

R. Saravanan

2. That, the said land is free from all encumbrances.

3. That the Residential Layout project development work is fully completed (form-5 enclosed).
4. That, seventy per cent of the amounts realized by our/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, For Layout Project once the development work is completed, as declared by the promoter in Form 'B' and certified by the Architect / Licensed Surveyor in Form-5 enclosed, this Authority orders that separate Bank Account is not required in respect of Real Estate Projects pertaining by Layouts / Subdivision.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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, we 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That, we shall take all the pending approvals on time from the competent authorities.

8. That, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, we 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

<u>Verification</u>

We, the contents of our above Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed by us there from.

Verified on us at Puducherry on this 9th day of June 2025.

Deponent

NOTARY GOVERNMENT OF INDIA Puducherry NOTARIAL

SIGNED BEFORE ME

M. RADAKICHENANE, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
(GOVERNMENT OF INDIA)
No. 32, 3rd CROSS, PERIYAR NAGAR,
KAVELY ARIYANKUPPAM,
PUDUCHERRY - 605 007
PUDU... 35466
Cell: ...



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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