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தமிழ்நாடு तमिलनाडु TAMILNADU

02.09.2024

அதோக்கிய தாஸ்
பழங்கு

DZ 457323

K. Balakrishnan

கா.பாலக்கிருஷ்ணன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்:215/ஆ1/2015
பரமக்குடி, தமிழ்நாடு

**FORM'B'**

**[See rule 3(4)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEPROMOTER**

AffidavitcumDeclaration

Affidavit cum Declaration of **S.Arockiyadoss and I.Kulanthairajan(GPA Holder)** S/o.Susaimanickam, 1/6 Thinaikulam, Paramakudi, Ramanathapuram. The promoter of the proposed project.

**Anbu Nagar** situated in **Paramakudi Municipality, Ward - C, Block – 03, Survey**

S. Arockiyadoss

**no.10/2,13 The, Paramakudi Taluk, Ramanathapuram District, Tamilnadu.**

We, **S.Arockiyadoss** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We/promoter have/has a legal 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 **NIL** who possess a 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 authenticated copy 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 NIL including detail so any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period with in which the project shall be completed by We/promoter is – **Project already completed on 10/05/2024**

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

S. Arockiyadoss

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of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. ThatWe/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 utilizedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That We / promoter shall take all the pending approvals on time, from thecompetent authorities.

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

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

S. Arockiadoss

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 Paramakudi on this 27th day of Nov 2024. S. Arockiadoss

Deponent



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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## 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

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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