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தமிழ்நாடு तमिलनाडु TAMILNADU

DE 050593

ராஜமோகன் (எ) மு.ந. மோகன்ராஜ்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 10814 / ஆ 1 / 2000 / ஒ 2
முத்திபாளையம், தொண்டாமுத்தூர்,
கோவை - 641 109, தமிழ்நாடு.

13.7.2023

Velmayil Developers
Coimbatore

**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 of M/s **Velmayil Developers , partner of Mrs.Kalpana Anand, Mrs.S.Bama, Mrs.K.Tamilarasi** promoter of the proposed Project Name: **"VELMAYIL GARDENS"** at S.F.Nos: 25/2A1B, 2A6A, 26/1A2A, 1B1,2, & 27/3B Pogalur Panchayat & village, Annur Taluk, Coimbatore district.

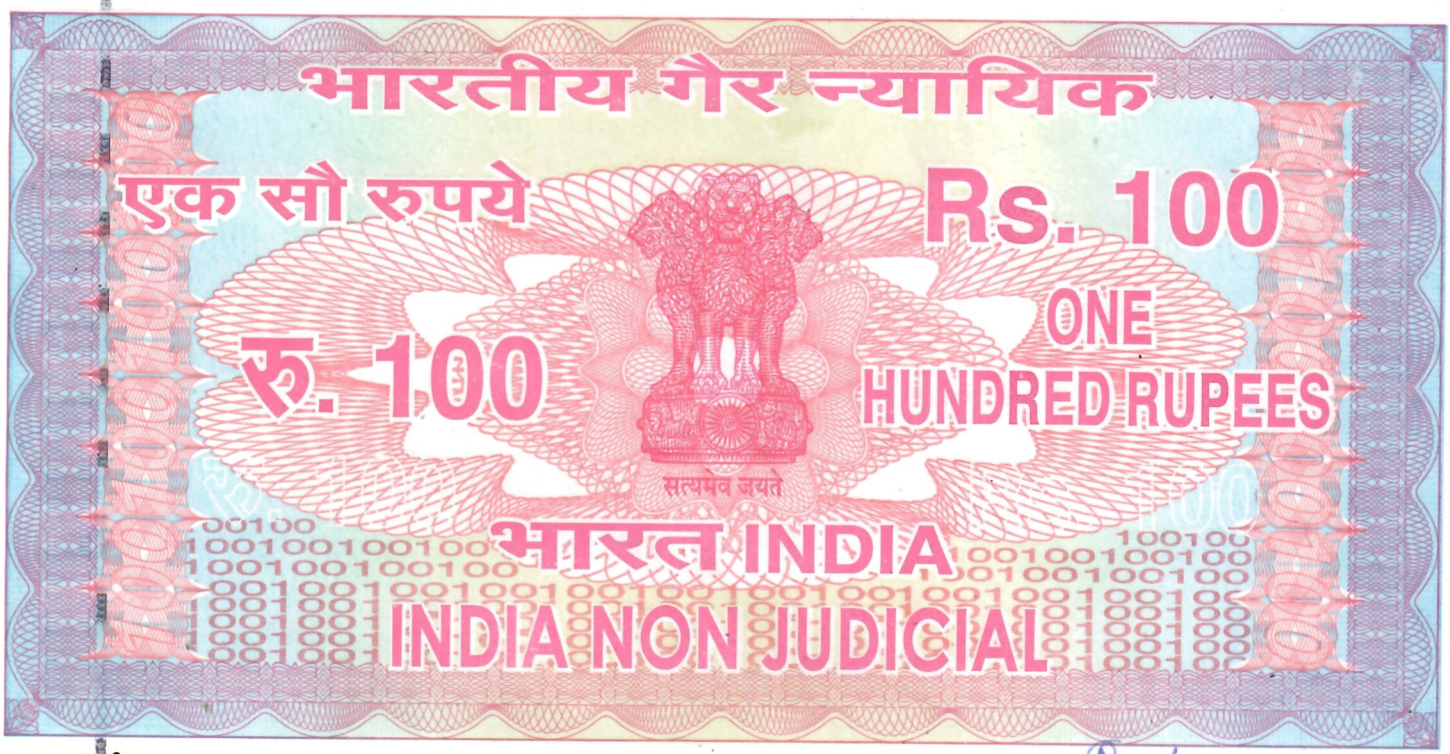
We **M/s Velmayil Developers , partner of Mrs.Kalpana Anand, Mrs.S.Bama, Mrs.K.Tamilarasi** promoter of the proposed project do hereby solemnly declare, undertake and state as under

VELMAYIL DEVELOPERS Coimbatore

Kalpana Anand

S.Bama

K. Tamilarasi




தமிழ்நாடு तमिलनाडु TAMILNADU

DE 050595

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Velmayil Developers
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ராஜமோகன் (எ) மு.ந. மோகன்ராஜ்
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கோவை - 641 109. தமிழ்நாடு.

1. That the promoter has a legal title to the land on S.F.Nos: 25/2A1B, 2A6A, 26/1A2A, 1B1,2, & 27/3B, Pogalur Panchayat & village, Annur Taluk, Coimbatore district which the development of 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.

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

3. The development works have been **COMPLETED**.

4. That seventy per cent of the amounts realised by 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.

VELMAYIL DEVELOPERS Coimbatore

Velmayil Developers

J. Ram

K. Jamuna Rani

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout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 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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That 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

VELMAYIL DEVELOPERS Coimbatore

Kalpana Dhanu

J. Bam

K. Jambavi

**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 us at Coimbatore on this 18th day of January 2025.

Deponent

VELMAYIL DEVELOPERS Coimbatore

Kalpana Dhanu

J. Bam

K. Jambavi



## our services doesn't just end there

### Buying & Selling Services

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

### Legal & Documentation Services

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

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### Compliance & Special Services

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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

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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