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DU 706896

5.10.2024 SANBRIX PROPERTIES PVT LTD COIMBATORE

PL.KARTHIKA
STAMP VENDOR
L.No: 928/B1/2021-32/CBE
Peelamedu,
Coimbatore-641004.

## Affidavit cum Declaration

Affidavit cum Declaration of M/s. Sanbrix Properties Pvt. Ltd. a promoter of the proposed project **"SANBRIX BUSINESS CENTRE"**;

M/s. Sanbrix Properties Pvt. Ltd. a promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I have entered into Joint Development Agreement with Mr.Manoharan Govindasamy 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 herewith

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

For SANBRIX PROPERTIES PVT LTD.

GENERAL MANAGER

3. That the time period within which the project shall be completed by promoter is 36 Months from the date of launch, ie: **completion date 01.11.2027.**

4. That the seventy percent of the amounts realized 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 schedule bank to cover the cost of construction. and the land cost and shall be used only for that purpose, as far as building is concerned.

5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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 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 promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter have 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, or any grounds.

For SANBRIX PROPERTIES PVT. LTD.

GENERAL MANAGER

Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For SANBRIX PROPERTIES PVT. LTD.

GENERAL MANAGER

Verified by me at Coimbatore on 24th day of October 2024.

Deponent



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