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DU 277484

TNCD LLP

CBE

22 JUL 2024

L.MURUGARAJ
STAMP VENDOR
COIMBATORE DISTRICT COURT
COIMBATORE TAMILNADU
REF No: 8595 / B1 / 2010

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. TNCD LLP** promoter of the proposed project **LUXE TOWN** located at SF.No.784/1F1, 784/4B & 784/7, Periyar Nagar, Nehru Nagar East, Kalapatty Village, Coimbatore North Taluk, Coimbatore – 641004.

We **TNCD LLP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We, **TNCD LLP** has a legal title to the land on which the development of the project is proposed 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. That the time period within which the project shall be completed by **TNCD LLP** is **30.06.2029**

NOTARY THANTHONDRIMALAI DLOT 11 2021 C.J. MURALIDHARE & TIRUPUR DIST MY COMMISSION EXPIRES ON 10th SEP 2027 GOVT OF TAMIL NADU

For TNCD LLP

Designated Partner

4. That seventy per cent of the amounts realized by **TNCD LLP** for the real estate project from the allotters, 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That **TNCD LLP** 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 **TNCD LLP** shall take all the pending approvals on time, from the competent authorities.

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

9. That **TNCD LLP** shall not discriminate against any allotter at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

For TNCD LLP

Designated Partner

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 CBE on this 22nd day of **2024**.

NOTARY A.THANGAVELU Reg.No.GO.MS 538/2022 Dt.01.11.2022 C.O. Madurai & Tirupur Dist. My Commission Expires on 10th SEP 2027 NOTARIAL GOVT. OF TAMIL NADU

22/8/2024

A.THANGAVELU, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
208, 1st Floor, Lawyers Chambers
G.O.M.S. 538/2022
District Court Complex, Coimbatore - 641 018.
COIMBATORE & TIRUPUR DIST.
Cell: 98422 - 67534 , 93606 - 20927



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

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