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DU 161337

B. MEENAKSHI
STAMP VENDOR
DISTRICT REGISTRAR OFFICE CAMPUS,
(PARTY SHED)
COIMBATORE, TAMIL NADU
R. Dis.No. 11759/B1/2016

16.7.2024, Vakaman Developers India Private limited, ckt

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 MR.VASUDEVAN, DIRECTOR, M/S. VAKAMAN DEVELOPERS INDIA PRIVATE LIMITED , PROMOTER OF THE PROPOSED PEOJECT "SANKALP"

ADDRE$S - in Joint I Sub-Registration District, in Coimbatore Taluk in Telungupalayam Village, in R.S. Puram, in T.S. Ward No.8., Block No. U, in T.S.Nos. 206 part, 207 part, 255 part & 256 part, in this Southern row of West Periyasamy Road, in Site No.30.

Minimum saleable Area sharing OWNER 52%; DEVELOPER 48%

I, K Vasudevan, Director (Authorised Signatory), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1.

2. K. Kannamurthy

For Vakaman Developers India Private Limited

K. Vasudevan

Authorised Signatory

1. That I, the promoter, have entered into a Joint Development Agreement on 13th September 2023 with Mr. K Santhanam, Mr. K Krishnamoorthy, who jointly possess the 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 land is free from all encumbrances
3. That the time period with in which the project shall be completed by me is 30.03.2028
4. That seventy percent of the amount realized by me/the 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 for that purpose only, as far as the building is concerned.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the building is concerned.
6. That I/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 I/the promoter shall take all the pending approvals on time, from the competent authorities.

(1)

(2) K. Krishnamoorthy

For Vakaman Developers India Private Limited

Authorised Signatory

8. That I/the promoter has/have furnished such other documents as have been prescribed by the rules and regulations made under the act
9. The promoter shall not discriminate against any allottee at the time of allotment of any apartment or plot or villa or building, as the case may be, on any grounds

(1)

(2) K. Krishnamoorthy

For Vakaman Developers India Private Limited

Authorised Signatory

Verification

The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me there from. 48% of Undivided share of Land and constructed area to be sold by developers.

Verified by me at Coimbatore on this 16 th day of July 2024.

(1)

(2) K. Krishnamoorthy

For Vakaman Developers India Private Limited

Authorised Signatory



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.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

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