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T. RADHAMANI
STAMP VENDOR
L.No: 8936/B1/2017 dt. 11.01.2018
Shop No.16,Old Post Office Road,
813, UMS Building,
Coimbatore - 641 018.

DU 514256

23/9/2024 Sree vatsa Real Estates (P) Ltd, 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

Affidavit cum Declaration of (1) **M/S. Sreevatsa Real Estates P Ltd, Old No. 8/2, New No. 324, Mettupalayam Road, Coimbatore – 641 043** represented by its **Joint Managing Director, Mr. C.R. Rajiv** Promoter of the proposed project **"SREEVATSA URBAN VILLAGE"** at SF. No. 527/1B2, 527/1C2,527/1D2, 541/2A2A, 541/2A3A & 541/3, Chinnavedampatti Village, Coimbatore North Taluk, Coimbatore - 641 049;

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

SREL PROPERTIES HOLDING (COVAI) P. LTD.

MANAGING DIRECTOR

&

(2) **M/s. SREL Properties Holding (Covai) Pvt. Ltd., 100% Subsidiary of Sreevatsa Real Estates Pvt Ltd, Old No. 8/2, New No. 324, Mettupalayam Road, Coimbatore – 641 043** Land Owner of the proposed project **"SREEVATSA URBAN VILLAGE"** at SF. No. 527/1B2, 527/1C2,527/1D2, 541/2A2A, 541/2A3A & 541/3, Chinnavedampatti Village, Coimbatore North Taluk, Coimbatore - 641 049;

We do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter on **21.02.2029**.
4. That seventy per cent of the amounts realised by me/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 only 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 only 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

SREL PROPERTIES HOLDING (COVAI) P. LTD.

DIRECTOR

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

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

9. That I / 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.

Verification

The Contents of above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me/us at **Coimbatore** on this 23rd day of Sep'2024.

SREL PROPERTIES HOLDING (COVAI) P. LTD.

MANAGING DIRECTOR

Land Owner

For SREEVATSA REAL ESTATES PVT. LTD.

Joint Managing Director

Deponents



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

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OMR Thoraipakkam,
Chennai, India

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