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S. ANANDAKUMAR
STAMP VENDOR,
16/1 Lingappa Chetty Lane No: 2,
COIMBATORE. TAMILNADU.
Licence No: 7333/B1/97/2011

03.09.2024

MOUNT HOUSING AND INFRASTRUCTURE LTD.,

CSE.

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 **M/s Mount Housing and Infrastructure Limited**; promoter of the proposed project: **"Mount Galaxy" and land owners 1) Anoop Shroff 2) Ramesh Chand Bafna** Situated on **SF No. 340/1A & 2A1, Veerakeralam Village, Perur Taluk, Coimbatore.**

We M/s Mount Housing and Infrastructure Limited promoter of the proposed project do hereby solemnly declare, undertake and state as under:

for MOUNT HOUSING AND INFRASTRUCTURE LTD.

Managing Director/Director

NOTARY
GOVT. OF INDIA

1. That the promoter has entered into joint development agreement with **1) Anoop Shroff 2) Ramesh Chand Bafna** 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. OR possess such encumbrance as including details of anyrights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the Block B of the project shall be completed by us/promoter is 20.09.2029.

4. That seventy per cent of the amounts realised by us/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, as far as building is concerned. For layout projects, it will be the cost of development and the land cost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect, and a chartered accountant, in practice that the withdrawal is in proportion to the percentage of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 building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate 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 We / 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 We / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That We / 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.

NOTARY ... PRABHAKARAN ... REGD. NO. 5318/2009 ... COIMBATORE DISTRICT ... TAMIL NADU ... APPOINTMENT EXPIRES ON 5th JAN 2028 ... GOVT. OF INDIA

for MOUNT HOUSING AND INFRASTRUCTURE LIMITED.

Managing Director/Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me therefrom.

Verified by me at Coimbatore on this 24th day of October 2019

for MOUNT HOUSING AND INFRASTRUCTURE LIMITED

Managing Director/Director

Deponent

NOTARY
S.M. PRABHAKARAN, B.A.B.L.
REG.No. 531/2008
TAMIL NADU
COIMBATORE DISTRICT
MY COMMISSION EXPIRES ON 5th JAN 2019
GOVT. OF INDIA

ATTESTED

24/10/19

S.M. PRABHAKARAN, B.A.,B.L
ADVOCATE & NOTARY PUBLIC
(GOVT OF INDIA) Enr.No 1349/92
28. REVATHY BUILDING,
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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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

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