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रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DE 114104

ராஜமோகன் (எ) மு.ந. மோகன்ராஜ்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 10814 / அ 1 / 2000 / ஒ 2
முத்திபாளையம், தொண்டாமுத்தூர்,
கோவை - 641 109, தமிழ்நாடு.

7.11.2023 Velmayil Developers Coimbatore

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION OF MRS.KALPANA ANAND, MRS.BAMA.S, MRS.K.TAMILARASI THE PARTNERS OF M/S VELMAYIL DEVELOPERS, PROMOTERS OF THE PROPOSED PROJECT "SASHTI"

We, Mrs.Kalpana Anand, Mrs.S.Bama, Mrs.K.Tamilarasi, partners of M/s **Velmayil Developers**, 11, 11A Bharathi Park, 2nd Cross Street, Saibaba Colony, Coimbatore - 641 011 are the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

VELMAYIL DEVELOPERS ★ Coimbatore ★

K. Tamilarasi

भारतीय गैर न्यायिक

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கோவை - 641 109, தமிழ்நாடு.

7.11.2023 Velmayil Developers Coimbatore

1. That the promoter has a legal title to the land situated at Old Survey No. 474/1A1P,TS No.30, Block No.23, Ward No.4(25), PKD Nagar, No.13, Villankurichi Village, Coimbatore - 641, Within Coimbatore District on which the development of the project is proposed 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.

VELMAYIL DEVELOPERS ★ Coimbatore ★

K. Jamuna

3. That the time period within which the project shall be completed by promoter is **31 December 2027.**

4. That seventy per cent 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 scheduled bank to cover 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout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 promoter shall get the accounts audited within six months after theend 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.

VELMAVIL DEVELOPERS ★ Coimbatore ★

K. Jamalavi

9. That promoter shall not discriminate against any allottee at the time of allotment of any plot as the case may be on any grounds.

Coimbatore
18/03/2025

VELMAYIL DEVELOPERS Coimbatore

K. Jamalarani
Deponent

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 Coimbatore on this 18th day of March 2025.

VELMAYIL DEVELOPERS Coimbatore

K. Jamalarani
Deponent



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.



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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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