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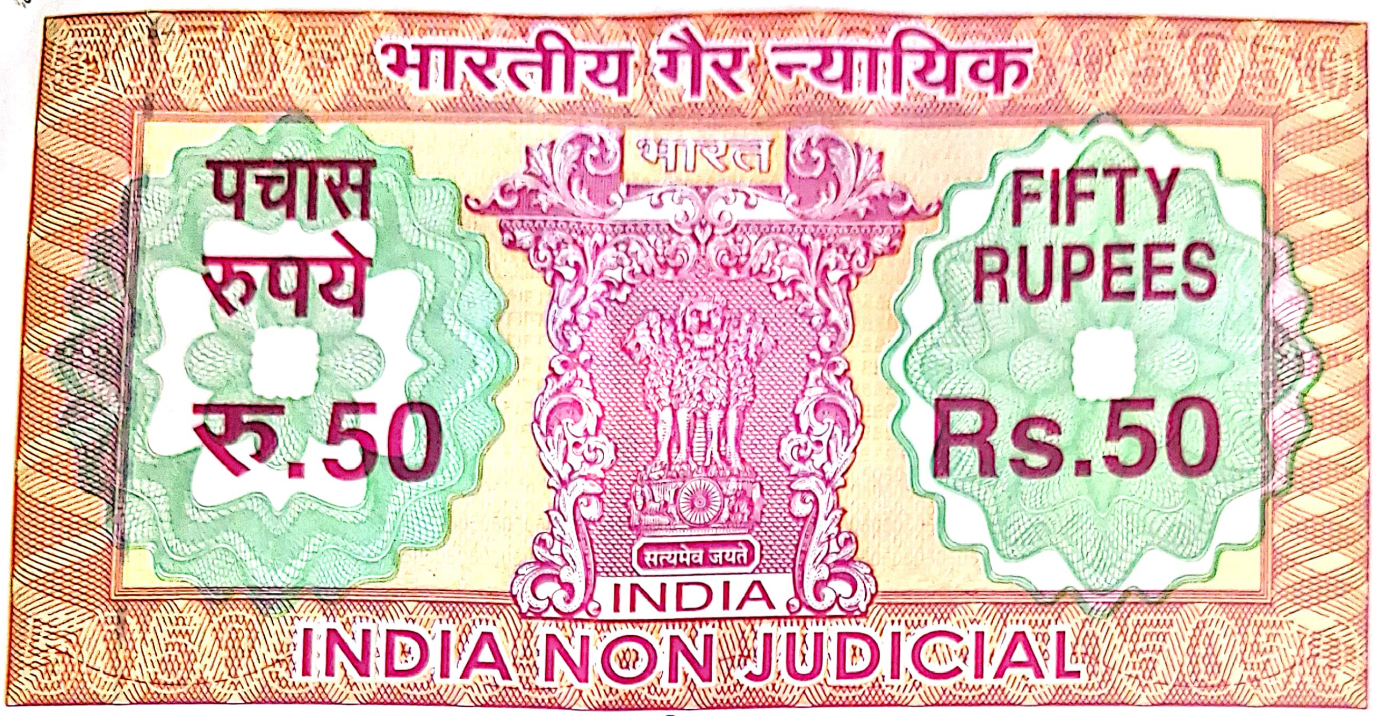
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தமிழ்நாடு तमिलनाडु TAMILNADU Rs.50/-

BF 092129

P. Santhamani

P. SANTHAMANI
STAMP VENDOR
Edayarpalayam,
Coimbatore-3, Tamilnadu.
L.No : 7333 / B1 / 97 / B9

3.3.2024

S.L. Vijayakumar
Coimbatore.

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s.AKSHATHAM LIFE SPACE PVT. LTD.,** promoter of the proposed project at **Shreshta villas, Madukkarai Market, Atlantic nagar, Coimbatore-641105. ;**

M/s.AKSHATHAM LIFE SPACE PVT. LTD., promoter of the proposed project 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 – **NOT APPLICABLE**

OR

Have entered into **Joint development agreement** with Land owner **Mr. P. SIVA (Aadhaar No. 4508 1814 0984), Mrs. S. GURUMURUGESWARI (Aadhaar No. 4036 0986 8828), Mr. V.P.GOPALKRISHNAN (Aadhaar No. 8978 8552 2719), Mr. S. R. NAGARAJAN (Aadhaar No. 7324 5940 0238),Mr. N. SATHISH KUMAR (Aadhaar No. 9841 1537 4708), Mr. S. L. VIJAYAKUMAR(Aadhaar No.3098 7284 4390)** who possess a legal title to the land on which the development of the proposed project is to be carried out

NOTARY GOVT. OF INDIA
BASKARAN M.A.
COIMBATORE TN
Reg.No 14343
Exp. Date 13/3/24

13/3/24

For AKSHATHAM LIFE SPACE PVT LTD

Authorised Signatory

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 here with.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is **NOV 2024.**

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 construction and the land cost and shall be used only for that purpose, as far as 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 building is concerned.

6. That 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 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.

9. That 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.

For AKSHATHAM LIFE SPACE PVT LTD.

Authorised Signatory

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 April 2024

For AKSHATHAM LIFE SPACE PVT LTD.

Authorised Signatory

Deponent

M.BASKARAN B.Com., LLB.,
ADVOCATE & NOTARY PUBLIC
(GOVT. OF INDIA)
Regn.No: 14345
F1/177, C.K.Colony, New Siddhapudur,
CBE - 641 044. Mob: 9443335344, 9994912979



our services doesn't just end there

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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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