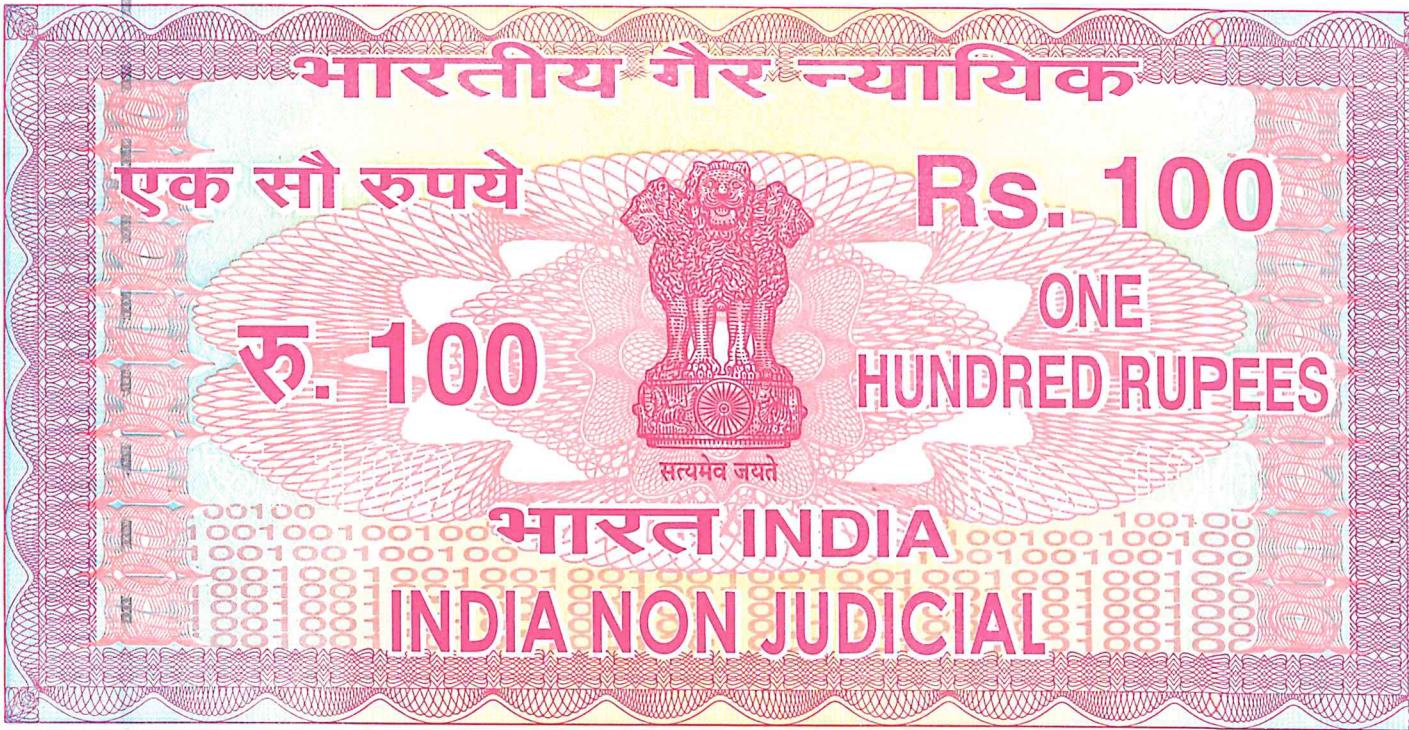


RERA Document

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தமிழ்நாடு திருச்சி மாவட்டம் TAMILNADU

19 OCT 2024

DH 368365



MS. Everwin Textile mill Pvt Ltd
Coimbatore

R SANKAR (S.O.)
L.No. 1481/94
Nagar, Chennai-60

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Everwin Textile Mill Private Limited represented by its Mr. Periasamy K & Mr. Ram Kumar R, promoter of the proposed project Emerald Enclave Phase-2;

M/s Everwin Textile Mill Private Limited (CIN No.U17111TZ1994PTC005535, PAN No. AAACE6854F), a company incorporated under the Companies Act, 1956, represented by its Managing Director Mr. Periasamy K [Aadhaar No. 515770714836], S/o Mr. Karuppanna Goundar, & Mr. Ram Kumar R [Aadhaar No.930729716430] S/o Mr. Rajendran, Promoter of the proposed project, Emerald Enclave Phase-2, at S.Nos. - 95/1A, 95/4A1, 95/5A, 95/6A, 95/7A, 95/8B1, 95/8C, 96/2A & 96/2B measuring 6.01 Acres Situated at Sandagoundenpalayam Village & Panchayat - Pollachi Taluk - Coimbatore district, do hereby solemnly declare, undertake and state as under:

For Everwin Textile Mills (P) Ltd


Managing Director



1. That I have 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. Project is completed.
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 bank account to be maintained in a scheduled bank to cover the cost of development and the land cost and shall be used only for that purpose.
5. The withdrawal will 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 I 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.



For Everwin Textile Mills (P) Ltd



**Managing Director
DEPONENT**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Coimbatore on this **01** day of **NOVEMBER**, 2024.



For Everwin Textile Mills (P) Ltd



**Managing Director
DEPONENT**

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
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hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

