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T. KAVITHA
STAMP VENDOR
1/29-A, SAKTHIEASWARNAGAR,
VELLALORE, COIMBATORE
TAMILNADU
REF. No : 7323/B1/2008/4

28/01/2025 Vrindhavana properties Cbe

FORM "B" [See rule 3(4)]

"AFFIDAVIT CUM DECLARATION OF) MR. BALAJI AND M/S VRINDHAVANA PROPERTIES REPRESENTED BY ITS AUTHORISED PARTNER SABHARIESH JAIKISHAN KUMARARAJA, PROMOTER OF THE LAYOUT "VRINDHAVANA ADHIRA"

We, Mr. R. Balaji, son of C. Ramamoorthy, along with Sabhariesh Jaikishan Kumararaja, S/o Kumararaja Subramaniam, authorised Partner of M/s Vrindhavana Properties having its registered office at #374, Second Floor, Trichy Road, Singanallur, Coimbatore – 641 005 the promoters of the proposed layout "VRINDHAVANA ADHIRA" do hereby solemnly declare, undertake and state as under:

For VRINDHAVANA PROPERTIES

Partner

1. That the landowners and promoters are the Power of Attorney Holders of the Lands in Coimbatore Registration District, Coimbatore North Taluk, Periyanaicken Palayam Sub Registration District, Kurudampalayam Village, Old Survey No. 95/2, New Survey Nos. 95/ 2B3A, S.F.No s: 95/2B3A2, 95/2B3A3 & 95/2B3A4 Site Extent of 1,445.00 Sq.m Proposed Construction of Residential
2. Building of FSI Area: 3,524.85 Sq.m 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.

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

4. That the time period within which the project shall be completed by promoter is 17.06.2031.

5. That seventy per cent of the amounts realised 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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

7. 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

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

For VRINDHAVANA PROPERTIES

Partner

10. The 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

Dated at Coimbatore on this the 27th day of January 2025

Mr.R.BALAJI

For VRINDHAVANA PROPERTIES

Partner

VRINDHAVANA PROPERTIES

DEPONENT(S)

VERIFICATION

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

Dated at Coimbatore on this the 27th day of January 2025

Mr.R.BALAJI

For VRINDHAVANA PROPERTIES

Partner

VRINDHAVANA PROPERTIES

DEPONENT(S)



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.

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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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