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M. Rajamani
முத்திரைத்தாள் விற்பனையாளர்
L.No: 7333/B-1/97/ஒ1
74, கப்பகோளர் வீதி, M.K.பாளையம்,
கோவை-15, தமிழ்நாடு.

04/07/2024 M/s. Diamond City Developers Pvt. Ltd. Cbe.

DISTRICT TREASURY COIMBATORE 202

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 **Diamond City Developers India Pvt Ltd,** promoter of the proposed project at Ts. No. 37/1 & 37/2B, Ward No. 44, Block No. 3, Kumarapalayam Village, Perur Taluk, Coimbatore District.

We, Diamond City Developers India Pvt Ltd, promoter of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That we promoters have a legal title to the land on which the development of the project is proposed

SELVAM.K

For DIAMOND CITY DEVELOPERS INDIA PRIVATE LIMITED
G. Viswanathan
Managing Director

AND

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the project is enclosed herewith.

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

3. That the period within which the project shall be completed by the promoter is 15/04/2032

4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 made 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 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 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 from the competent authorities on time.

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 DIAMOND CITY DEVELOPERS INDIA PRIVATE LIMITED

C. Vivanathan

Managing Director

Deponent

SELVAM.K

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 04 day of July 2024.

For DIAMOND CITY DEVELOPERS INDIA PRIVATE LIMITED

C. Vivanathan

Managing Director

Deponent

SELVAM.K



our services doesn't just end there

Buying & Selling Services

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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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