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தமிழ்நாடு तमिलनाडु TAMILNADU

M/s. Isha Homes CD Pvt Ltd

DW 332326

B. நம்யா, B.T.Ed., B.Lit., B.Ed.,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 11/2021
எம்.ஜி.ஆர் நகர், விராலிமலை,
புதுக்கோட்டை மாவட்டம்.
செல்: 7603967414

Affidavit cum Declaration

(FORM B)

Affidavit cum declaration of **M/s. ISHA HOMES (INDIA) PRIVATE LIMITED (PAN: AABCI3675B),** a Company incorporated under the Companies Act, 1956, having its Office at New No. 74, Old No. 55, First Avenue, Indira Nagar, Adayar, Chennai – 600 020, represented herein by its Authorised Signatory **Mr. S. RAMADOSS** [ID Proof: Aadhaar No.7078 2522 7739] son of Mr.Sankar, aged about 45 years, promoter of the Residential Layout project **ISHA GRAND VALLEYS** situated at S.No. 568/10A & 568/11A, Kunnathur Village, Viralimalai Taluk, Pudukkottai District.

We **M/s. ISHA HOMES (INDIA) PRIVATE LIMITED** the project do hereby solemnly declare, undertake and state as under;

1. That We, **M/s. ISHA HOMES (INDIA) PRIVATE LIMITED** owned and who possess a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the project will be complete on 28.02.2025

For ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory



தமிழ்நாடு तमिलनाडु TAMILNADU

DW 332327

B. Ramya

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செல்: 7603967414

4. That seventy percent of the amounts realized by proprietor 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. **NA**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

for ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

6. That We 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.**NA**
7. That We shall take all the pending approvals on time, from the competent authorities.
8. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We 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 ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

Deponent

Verification

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

Verified by us at **Trichy** on this **26th day of December 2024**.

For ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

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.



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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