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DH 368373

29-2024

19 OCT 2024

Kanishka & others

Coimbatore

R. SANKAR (
L No: 1481/9
Nagar, Chennai

FORM-B

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Kanishka, Smt. Bhuvaneshwari** and **Smt. V Latha,** promoter of the proposed project **Urbanize**;

Mr. **Kanishka,** S/o Arumugam, residing at No. 43 G, Sathy Road, Ganeesh Gardens, Ganapathy, Coimbatore North, Post Ganapathy, Coimbatore North, Coimbatore, Tamil Nadu – 641006.And **Mrs. Bhuvaneshwari,** W/o Arvinth Muthukumar E, residing at 4 Silvan Estate Parsn Sesh Nestle Campus Nanjundapuram Road Coimbatore South Tamil Nadu – 641036.And **Mrs. V Latha,** W/o Rajasekaran, residing at 19 - ST- 11, Sakthi Nagar, Sulur Taluk, Kannampalayam, Coimbatore – 641402.We are the Proprietors, Promoters of the proposed project, **Urbanize,** located at Sy. No: 217/2A3E, 2A3F, 2A3G, 2A3I, 2A3J, 2A3K, 2A4C, 2A4D, 2A4E, 2A4F, 2A4G, & 2A4H, totally measuring 4390 Sq. Mtrs., situated at Saravanampatti Village, Coimbatore LPA, Coimbatore North Taluk, Coimbatore District – 641035, do hereby solemnly declare, undertake and state as under:

V. Latha.

1. That we 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 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 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.

V. Latha.

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 **05day of December 2024.**

V. Latha.

DEPONENT

Our services go beyond

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Smarter Tools, Stronger Decisions

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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