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RE REGULATORY RECORD

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DV 374159

ராஜமோகன் (எ) மு.நா. மோகன்ராஜ்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 10814 / ஆ 1 / 2000 / ஒ 2
முத்திபாளையம். தொண்டாமுத்தூர்.
கோவை - 641 109. தமிழநாடு.

3.5.2024 Sobha Ltd Coimbatore

FORM B

[See rule 3(4)]

Affidavit cum Declaration of Promoter of the project

I, Mr. K N Sabarinath son of Mr.K.V.Narayanan, aged about 52 years duly authorized by **M/s. SOBHA LIMITED**, (CIN:L45201KA1995PLC018475), **(PAN: AABCS7723E)**, a Public Limited company incorporated under the Companies Act, 1956, having its Registered Office at 'SOBHA', Sarjapur-Marthahalli Outer Ring Road, Devarabisanahalli, Bellandur Post, Bangalore-560103 and Area Office at Harishree Gardens, Thondamuthur Main Road, Vedapatti, Coimbatore - 641007, vide its Board Resolution Dated 17.09.2020, herein after referred to as **Promoter No 1**

M/s. Sri Kanakadurga Property Developers Private Limited, (CIN: U45204TN2007PTC061973) (PAN: AAKCS7548A), a private limited company, having registered office at Polyhose Towers, 5th Floor, SPIC Annex,No.86 - 88, Mount Road, Guindy, Chennai 600 032, herein after referred to as **Promoter No.2**, represented by its Power of Attorney, the Promoter No.1 herein, duly appointed under the Deed of Power of Attorney dated 30.11.2012 and the same was registered as Doc.no.788 of 2012 at SRO, Thondamuthur.

The Promoter No.1 and No.2 are jointly referred to as Promoters.

Mr. K N Sabarinath is duly authorized by the Promoters of the project do hereby solemnly declare, undertake and state as under:

NOTARY S.M. PRABHAKARAN, B.A., B.L. P.G.No. 531/2008 TAMIL NADU COIMBATORE DISTRICT GOVT. OF INDIA

For SOBHA LIMITED

K.N. Sabarinath

Authorised Signatory

1. Promoter No.2 has legal title and is the absolute owner of the properties comprised in the Survey No 475/1 – 268 cents and 475/2 0 186 cents of Veerakeralam Village, Perur Taluk (Previously Coimbatore Taluk), Coimbatore District on which the development of the project is being made.

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

3. That the time period within which the project shall be completed along with the proposed infrastructure by the promoter is within 30th June 2025.

4. That seventy per cent of the amounts realised by me/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 land cost and shall be used only for that purpose.

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.

6. That Promoters 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.

7. That Promoters shall take all the pending approvals, if any, on time, from the competent authorities.

8. That Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That Promoters 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 SOBHA LIMITED

Authorised Signator

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 18th day of May, 2024.

for SOBHA LIMITED

Authorised Signator

Deponent

NOTARY S.M. PRABHAKARAN B.A.,B.L REG.No 5315/2008 COIMBATORE TAMILNADU NOTARIAL OF INDIA

18.05.24

S.M. PRABHAKARAN B.A.,B.L
ADVOCATE & NOTARY PUBLIC
(GOVT. OF. INDIA) Enr. No 1349/92
28, Revathy Building
2nd Street, Gopalapuram,
Coimbatore - 641 018.
Cell: 98941 31171

THE LANDLENS SUITE

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.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.