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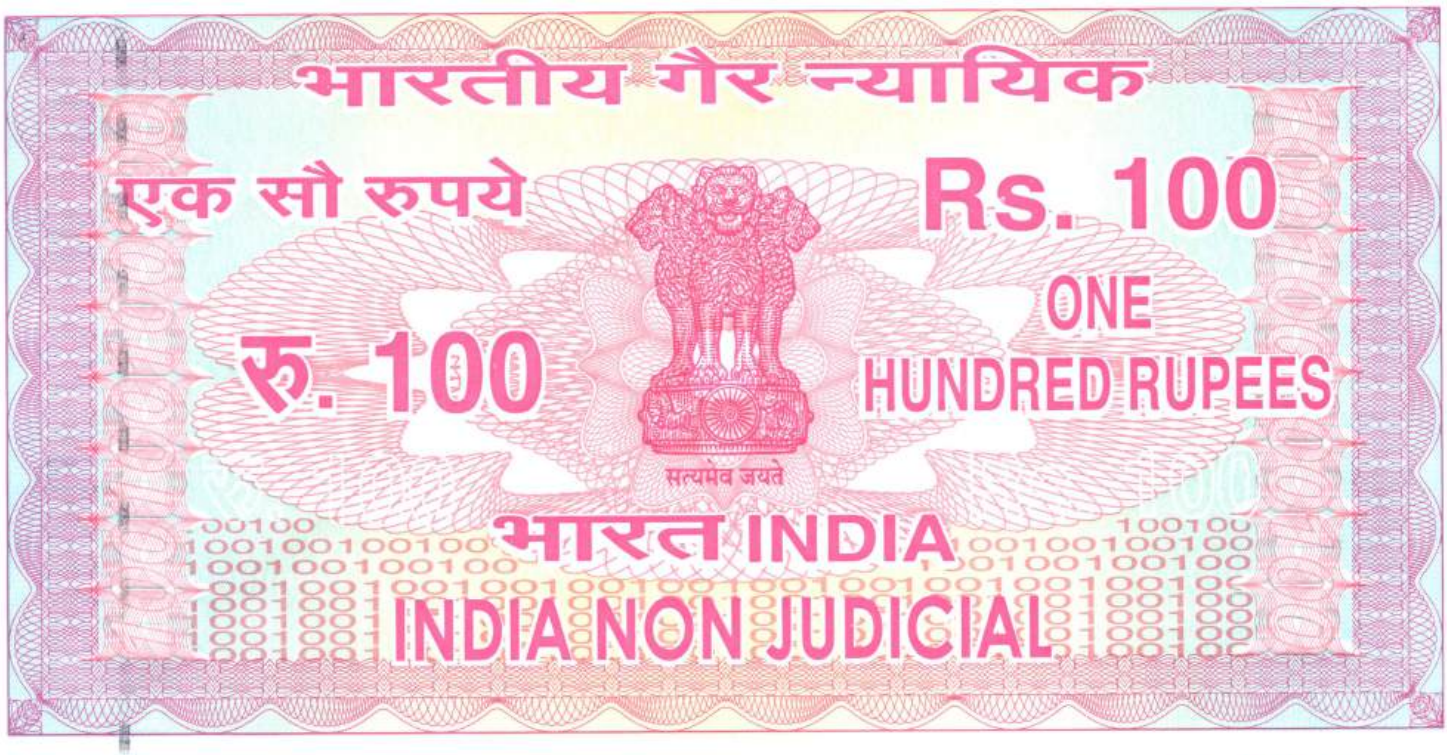
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

Rs. 100/- FL 316864

நாள்: 23.6.2026

AGASTHYA DEVELOPER PRIVATE LIMITED

KUMARAPALAYAM

M.கணகராஜா M.Com.,
உரிமம் எண் : 88/2008/NMKL.
குமாரபாளையம் - 638 183

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 **M/s. Agasthya Developer Private Limited** promoter of the proposed project comprised in **Survey No.92/6A2A, 151/1B and 161/2B2** of Idanganasalai Bit-2 Village, Kosavapatti, Siddhar Kovil Road, Sankari Taluk, Salem District, Tamilnadu – 637502.

I, **M/s. Agasthya Developer Private Limited represented by A. Anbalagan** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, **M/s. Agasthya Developer Private Limited represented by A. Anbalagan** has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an

Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

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

3. The project is completed by promoter of **M/s. Agasthya Developer Private Limited.**

4. 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, as far as building is concerned. For layout projects, it will be 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 done after obtaining a certificate from the 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 I, **M/s. Agasthya Developer Private Limited represented by A. Anbalagan** 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.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

7. That I, **M/s. Agasthya Developer Private Limited represented by A. Anbalagan** promoter shall take all the pending approvals on time, from the competent authorities.

8. That I, **M/s. Agasthya Developer Private Limited represented by A. Anbalagan** promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I, **M/s. Agasthya Developer Private Limited represented by A. Anbalagan** 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.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

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 **Kumarapalayam** on this **02nd day of July 2026**.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Rs. 100/-

FZ 254294

நாள்: 7.7.2025

AGASTHYA DEVELOPER PRIVATE LIMITED Komarapalayam

M.கணகராஜா M.Com.,
உரிமம் எண் : 08/2008/NMKL
குமாரபாளையம் - 638 183

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 **M/s. Agasthya Developer Private Limited**, promoter of the proposed project comprised in **Survey Nos. 92/6A2A, 151/1B and 161/2B2 of Idanganasalai Bit-2 Village,** Kosavapatti, Siddhar Kovil Road, Sankari Taluk, Salem District, Tamil Nadu – 637502.

I, **M/s. Agasthya Developer Private Limited, represented by M. Sadhasivam**, being the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the proposed project is known as "**A Square Avenue – Phase 1"** and is situated in Idanganasalai Bit-2 Village, comprised in **Survey Nos. 92/6A2A, 151/1B and 161/2B2**, under

Deponent

For AGASTHYA DEVELOPER PVT LTD

Managing Director

Layout Approval No. 403/2025, having a total approved layout extent of 4.8039 Acres. That the village name of the subject property is "**Idanganasalai Bit-2 Village"**, as specifically mentioned in the approved layout plan and correctly reflected in the relevant revenue records, including Patta, FMB, Adangal and other connected land records. The name "**Reddiyur"** appearing in certain GPS-tagged photographs is only a location name automatically identified by the GPS mapping system, Reddiyur being a nearby village / locality, and the same may kindly be treated as a GPS mapping / location identification mismatch. The said GPS display does not alter or affect the actual village particulars of the subject property.

2. **a)** That the roads have been laid as per the approved layout plan and the required storm water drainage arrangements have also been completed, and the relevant photographs are enclosed. The **individual housing pipeline system** has also been provided and completed for the individual plots / houses. The water source for the said pipeline system is an **existing open borewell situated in the OSR area**, which has been gifted to the concerned Local Body through **Gift Deed Document No. 7512/2025**. With regard to the **OHT / water tank**, as per the request of the concerned **Municipality and for maintenance purposes**, the Promoter has constructed a **total 60,000-litre capacity water tank, comprising 30,000 litres + 30,000 litres, constructed as a single combined facility**, in the adjoining survey numbers for the benefit of **Phase-I and Phase-II**. The said water tank has been applied for under the name **"A Square Avenue – Phase 2."** The above water supply and pipeline arrangements are available at the site and can be verified through site inspection and the supporting photographs / documents submitted herewith.

b) That an application for provision of street lights has been submitted to the Electricity Board through the Municipality and the same is presently under the estimation / processing stage. A copy of the application is enclosed herewith, and the Promoter shall coordinate with the concerned authorities and follow up the matter for completion as directed by the competent authority.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Managing Director

3. That the road portions within **A Square Avenue – Phase 1** have been handed over / gifted to the concerned Local Body in accordance with the approved layout requirements. A wall was constructed only on one side of the site, particularly along the bush / puthar area adjoining the third-party property, as certain persons were using the said area for unauthorized entry and unnecessary activities, and the wall was therefore provided solely for **safety, protection and prevention of trespassing**. It is respectfully clarified that the said wall has **not been constructed across any approved road, road entrance or pathway** and does not restrict public access or the right of way of any person. The adjoining third-party property has independent road access from the **front entrance**, and therefore its access is not affected in any manner. The Promoter has not intended to or does not restrict any pathway or public access. The remaining portions of the site have been provided with the **planned compound wall as per the site arrangement**, and the relevant **geo-tagged photographs and drone-shot photographs showing the present site condition and compound wall arrangements are enclosed herewith**. The safety-related work has been completed and the site can be verified through physical inspection and the supporting photographs submitted herewith.

4. That the development of **A Square Avenue – Phase 1** has been completed as per the approved layout plan and the required infrastructure and amenities have been provided.
   - That the **temporary site office** is being used only for office and administrative purposes related to the project.
   - That the **temporary container** is being used only for storing construction materials, equipment, records and other project-related items.
   - That the **temporary storage shed** is being used only for storing materials and other project-related items.That the above structures are **temporary in nature** and are not residential or commercial buildings. No residential or commercial construction is presently being carried out in the approved layout. The relevant **geo-tagged photographs and drone photographs** are enclosed herewith for verification.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Managing Director

5.

a) That, as per **Sale Deed Document No. 6828/2025**, an extent of 0.3350 Acres in Survey No. 92/6A2 was purchased, out of which 0.0726 Acres was gifted to the concerned Local Body towards road purpose through Gift Deed Document No. 6853/2025 prior to obtaining the DTCP approval. The remaining extent of 0.2624 Acres was subsequently subdivided as Survey No. 92/6A2A and included in the approved layout. **An extent of 3.6465 Acres in Survey No. 151/1B was also included in the approved layout.**

b) That, as per **Sale Deed Document No. 6829/2025**, the total extent available in Survey No. 161/2B was 2.2076 Acres, out of which 0.8950 Acres was taken for the approved layout and subdivided as Survey No. 161/2B2. Accordingly, the total extent considered for the approved **layout is 4.8039 Acres, comprising 0.2624 Acres in Survey No. 92/6A2A, 3.6465 Acres in Survey No. 151/1B and 0.8950 Acres in Survey No. 161/2B2**, corresponding to approximately **19,441 Sq.m,** subject to the measurements reflected in the approved layout and revenue records.

c) That the total project cost has been arrived at by considering the applicable guideline value of the land, applicable stamp duty and registration charges, expenditure incurred towards development of the approved layout and other related project expenditure. The applicable guideline value considered is ₹7,70,000/- per Acre, and accordingly the land value for **4.8039 Acres works out to ₹36,99,003/-.** The applicable stamp duty and registration charges considered at 7% + 2% = 9% work out to approximately **₹3,32,910/-,** subject to the applicable statutory provisions and the actual amounts paid.

d) That any variation, if any, between the amount mentioned in the project-cost document and the figures reflected in the layout plan or other documents may be due to differences in the basis of calculation of land area, guideline value, statutory charges and actual development expenditure. The project cost may therefore kindly be considered with reference to the registered sale deeds, applicable guideline value, approved layout area, statutory charges actually paid and actual development expenditure incurred, together with the supporting records submitted herewith.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Managing Director

6. That **I, M/s. Agasthya Developer Private Limited, represented by M. Sadhasivam**, Promoter, hereby undertake that the Promoter shall comply with the conditions imposed by the concerned Local Body and shall carry out or complete any further works or requirements specifically directed by the competent authority in connection with the approved layout.
7. That the statements and particulars furnished herein are **true and correct to the best of my knowledge, information and belief** and are based on the approved layout plan, registered documents, revenue records and other supporting documents available with the Promoter.
8. That I respectfully request the competent authority to kindly take the above declaration, clarifications, compliance particulars and undertaking on record and consider the same along with the supporting documents and photographs submitted herewith for further processing of the proposed project.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Managing Director

VERIFICATION

I, **M/s. Agasthya Developer Private Limited, represented by M. Sadhasivam**, the Promoter herein, do hereby verify that the contents of paragraphs **1 to 8** above are true and correct to the best of my knowledge, information and belief and that nothing material has been knowingly concealed therefrom.

Verified at **Kumarapalayam on this 01st day of September 2026.**

Deponent

For AGASTHYA DEVELOPER PVT LTD

Managing Director

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

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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.