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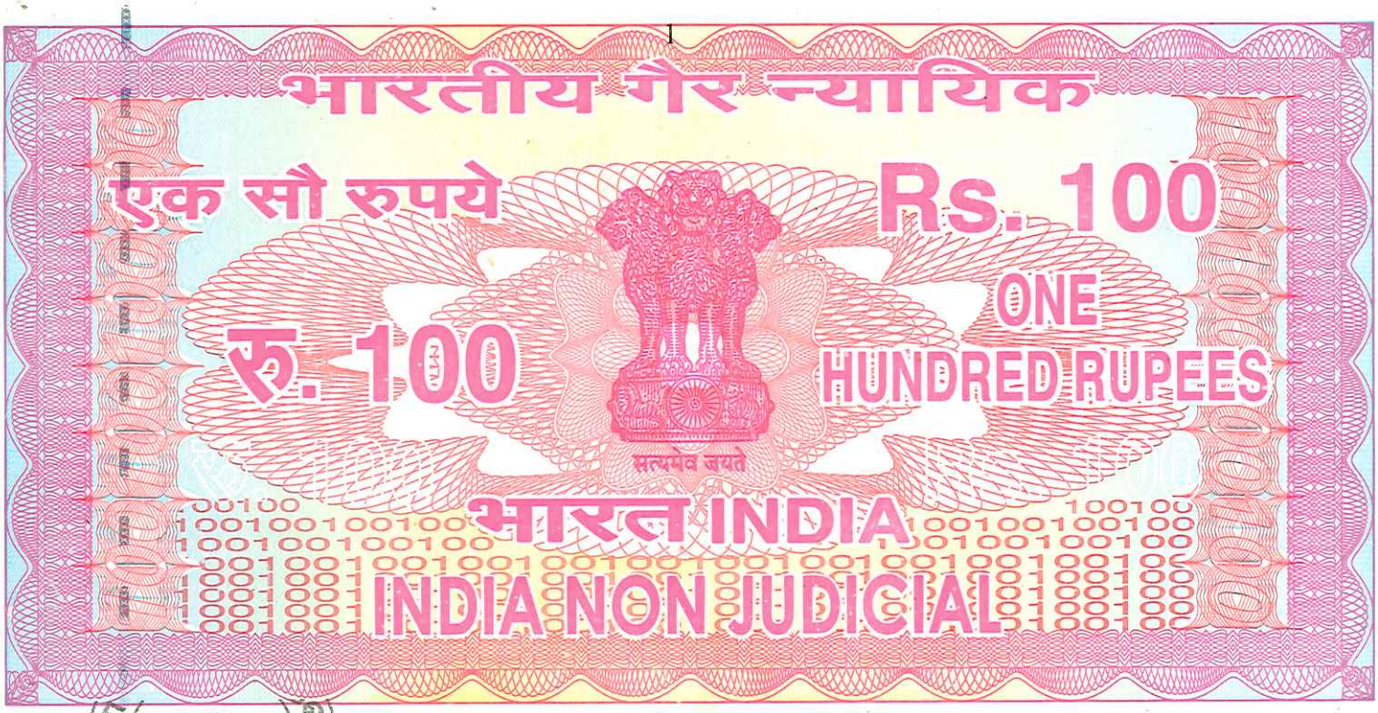
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

CY 603368

Prince Property Management Services.

V. Jayanthi

V. JAYANTHI
STAMP VENDOR
LIC No.: 14508/B3/92
175, VELLALA STREET,
PURASAWALKAM, CHENNAI-600 084.

19 MAR 2024

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration
****

Affidavit cum Declaration of 1.) MR.BENIN TITUS, 2) MRS. CAROLINE SANGEETHA BENIN and 3. Ms. T.SHIYA TITUS represented by their Power of Attorney M/S. PRINCE PROPERTY MANAGEMENT SERVICES represented by its Partner Mr. Akshaya Kumar J Jain, are the LAND OWNERS of the Property admeasuring 5 Acres and 25 cents comprised in survey nos. 4/4, 4/5, and Survey no: 4/6 situated in Mayilampatti village, previously Palladam taluk, now Sulur Taluk, Sulur sub-registration district, Coimbatore.

and

2) M/S. PRINCE PROPERTY MANAGEMENT SERVICES represented by its Partner Mr. Akshaya Kumar J Jain, the Promoter of the Proposed Project PRINCE BLOSSOM, in survey nos. 4/4, 4/5, and Survey no: 4/6 situated in Mayilampatti village, previously Palladam taluk, now Sulur Taluk, Sulur sub-registration district, Coimbatore.

For PRINCE PROPERTY MANAGEMENT SERVICES

Partner

We, M/S. PRINCE PROPERTY MANAGEMENT SERVICES, Power of Attorney of the Land owners and the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/S. PRINCE PROPERTY MANAGEMENT SERVICES, the promoter has entered into Power of Attorney agreement 1.) MR.BENIN TITUS, 2) MRS. CAROLINE SANGEETHA BENIN and 3. Ms. T.SHIYA TITUS who possess 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 authenticated copy of the Power 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. That the time period within which the project shall be completed by the promoter is on or before 31st SEPTEMBER 2029.

4. That seventy per cent of the amounts realised 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.

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..

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 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 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 PRINCE PROPERTY MANAGEMENT SERVICES

Partner

Deponent

Verification

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

Verified by us at Chennai on this 06th day of February 2025.

For PRINCE PROPERTY MANAGEMENT SERVICES



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

Verified RealEstate™

We're honored to be part of your real estate journey

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