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ESHANYA CONSTRUCTIONS

090182

COIMBATORE

- 6 MAR 2025

EP 450804

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 01 / 95

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s Eshanya constructions** - promoter of the proposed project "**EESHANYA'S SYNCHRONY**" – Construction of Residential Building (Stilt + 5 Floors) with 90 Dwelling Units to be set up at S.F. Nos. 92/1B2, 92/1C1B & 92/2B at Vellakinar village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu.

Project Details:

Promoter	: **M/s. Eshanya Constructions**
Project Name	: **EESHANYA'S SYNCHRONY**
Architect Name	: Pranessh A
Structural Engineer Name	: K. Padmanaban
Total Number of Dwelling Units	: 90
Total Site Extent	: 4,400.92 Sqm

For ESHANYA CONSTRUCTIONS

I, **Vasanth Mohan**, Partner of **M/s. Eshanya constructions,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We **M/s. Eshanya constructions** represented by myself hold a legal title to 66.667 % of the land and power of attorney to 33.333 % of 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 time period within which the project shall be completed by us is **August 2027**
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For ESHANYA CONSTRUCTIONS

Partners

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 ESHANYA CONSTRUCTIONS

Partners

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 **Coimbatore** on this Friday, 7th March 2025.

For ESHANYA CONSTRUCTIONS

Partners

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.



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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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