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தமிழ்நாடு तमिलनाडु TAMILNADU

DU 868893

30/12/24

TNCD LLP Coimbatore

Ref.5522/80 C1
The Coimbatore District Lawyers Co-operative Service Society Ltd.
C.C. No: 2321
Combined Court Complex,
Coimbatore - 641 018.

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. TNCD LLP** promoter of the proposed project **CAPITAL CITY** located at SF.No.276/2B, Kalapatti Village, Coimbatore – 641048.

We **TNCD LLP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We, **TNCD LLP** has a legal title to the land on which the development of the project is proposed a legally valid authentication of title of such land along with an 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. That the time period within which the project shall be completed by **TNCD LLP** is 25.01.2030

NOTARY A.THANGAVELU Reg.No.22/WC 5/2022 Dt.07.11.2022 C.J. COIMBATORE & TIRUPUR DIST MY COMMISSION EXPIRES ON 16th SEP 2027 GOVT. OF TAMIL NADU

For TNCD LLP

Designated Partner

4. That seventy per cent of the amounts realized by **TNCD LLP** for the real estate project from the allotters, 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 **TNCD LLP** 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That **TNCD LLP** shall take all the pending approvals on time, from the competent authorities.

8. That **TNCD LLP** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That **TNCD LLP** shall not discriminate against any allotter at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

For TNCD LLP

Designated Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Cbe on this 21st day of, 2025.

NOTARY A.THANGAVELU GOVT. OF TAMIL NADU NOTARIAL

A.THANGAVELU, M.A.,B.L
ADVOCATE & NOTARY PUBLIC
208, 1st Floor, Lawyers Chambers
G.O.M.S. 538/2022
District Court Complex, Coimbatore - 641 018
COIMBATORE & TIRUPUR DIST.
Cell: 98422 - 67534 93606 - 20927

For TNCD LLP

Designated Partner



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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+91 9996 12 9996
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