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DIGITALLY VERIFIED RECORD

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 254293

AGASTHYA DEVELOPER

நாள்: 7.7.2026

PRIVATE LIMITED

Komarapalayam

M.கனகராஜா 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 No. 161/2B1, 162/10B, 162/11B and 162/12** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 **17th day of July 2026**.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

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[See rule 3(4)]

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Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

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Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

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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 **17th day of July 2026**.

Deponent

For AGASTHYA DEVELOPER PVT LTD

Director

Village Name Clarification – A Square Avenue – Phase 2

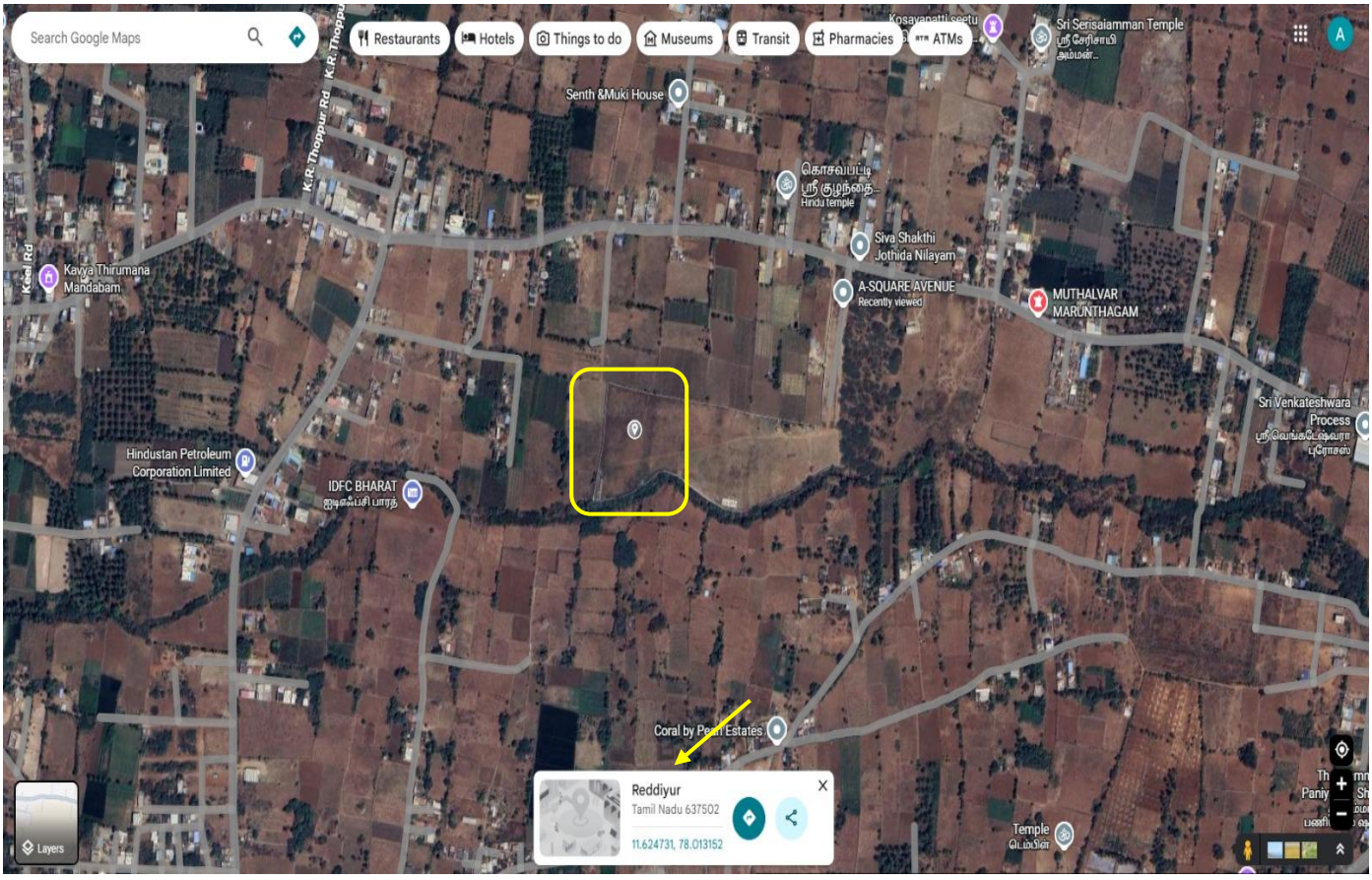
With reference to the observation that the affidavit-cum-declaration is only partially acceptable and that the exact latitude and longitude of the site are required to be verified through Google Maps, we submit that the **Google Maps screenshot showing the exact location/coordinates of the site pertaining to A Square Avenue – Phase 1 is enclosed herewith**.

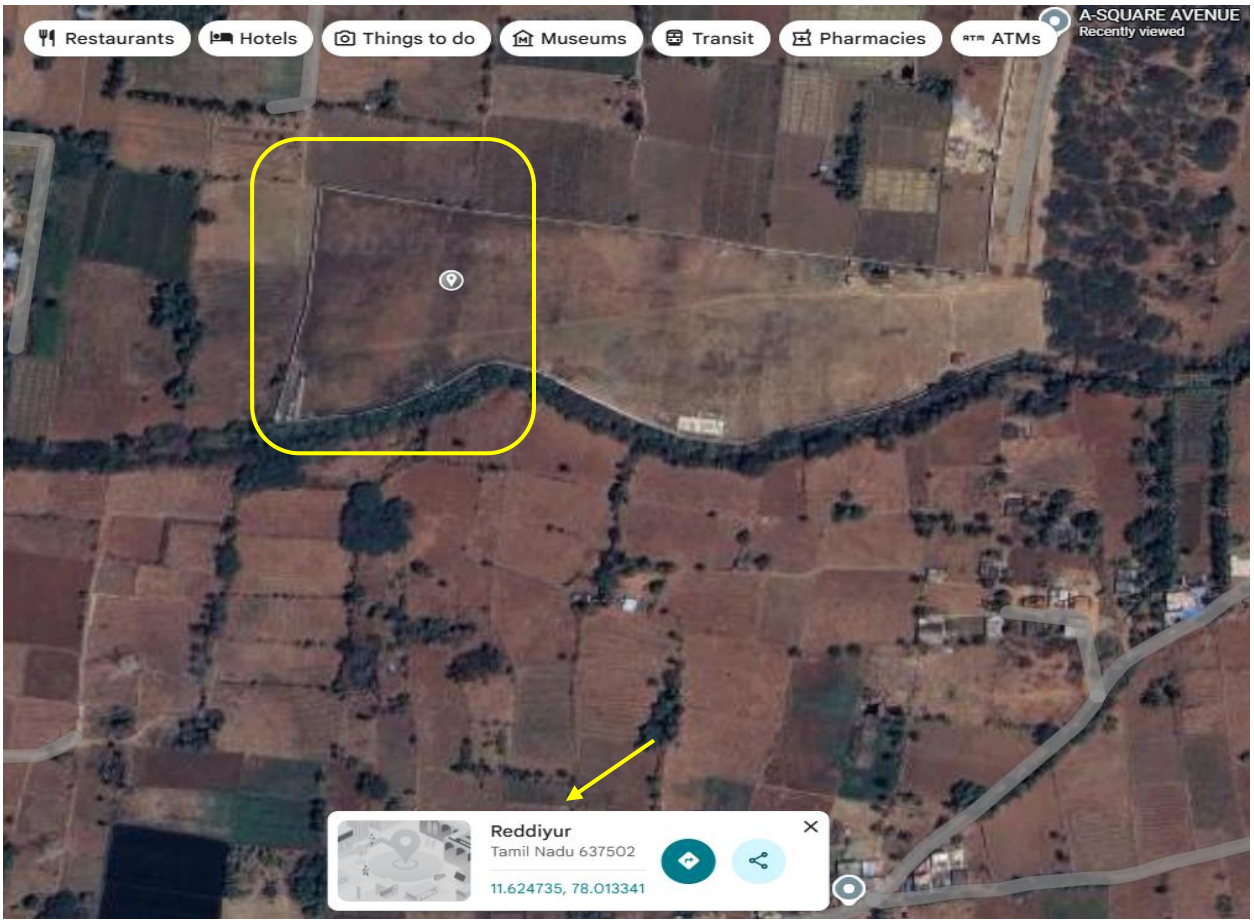
The enclosed screenshot is provided for verification of the **site location and village-name clarification**. The village name mentioned in the approved layout plan and revenue records, including **Patta, FMB and Adangal**, is **Idanganasalai Bit-2 Village**. The name **"Reddiyur"** appearing in certain GPS-tagged photographs is due to the location identification/mapping displayed by the GPS application.

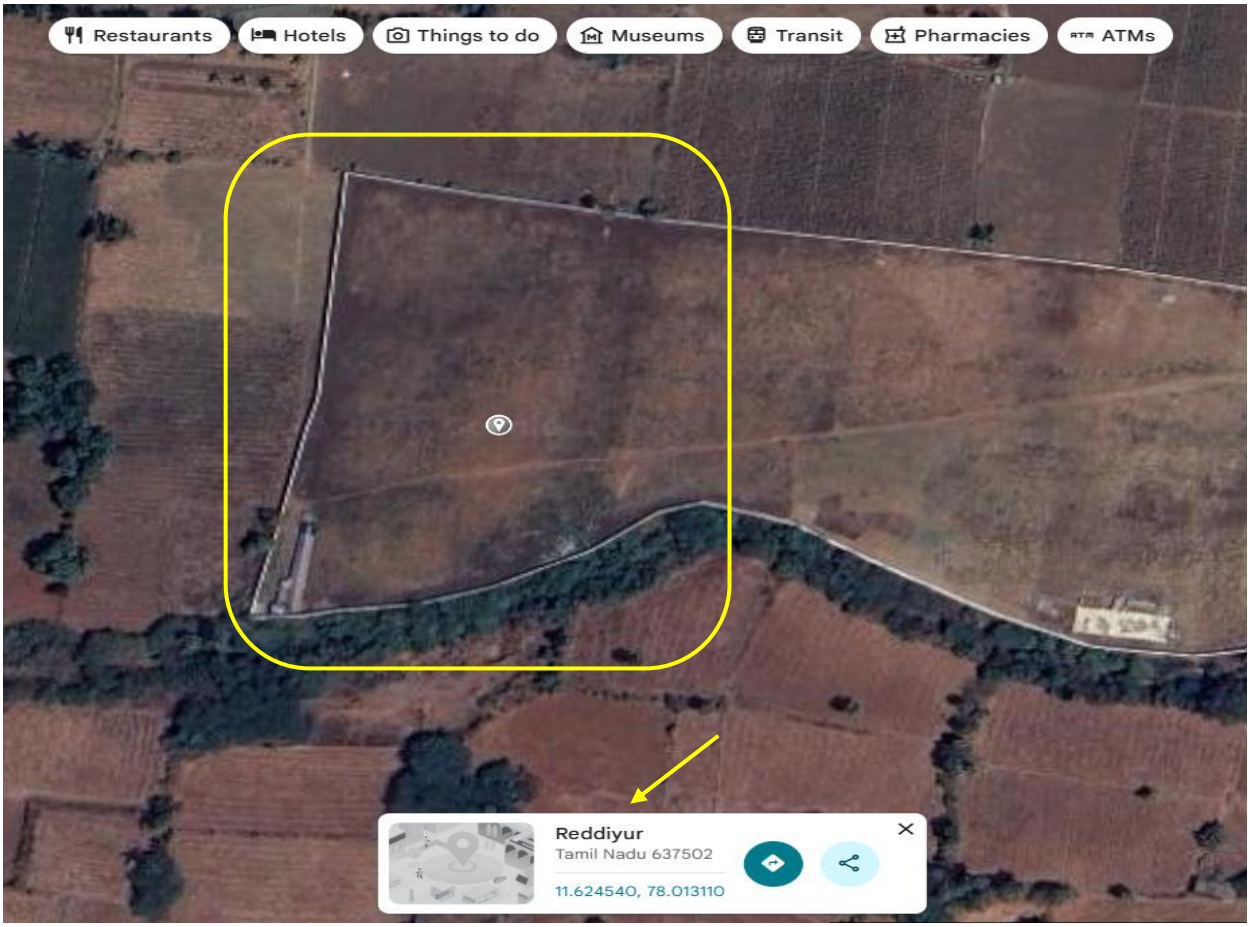
The enclosed Google Maps screenshot is submitted as supporting evidence to correlate the **actual site location, latitude and longitude, and the corresponding village/location identification** of **A Square Avenue – Phase 2**.

Enclosure:

Google Maps screenshot showing the exact latitude and longitude of the subject site for village-name clarification – **A Square Avenue – Phase 2**.




Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
A-SQUARE AVENUE
Recently viewed
Reddiyur
Tamil Nadu 637502
11.624735, 78.013341


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Reddiyur
Tamil Nadu 637502
11.624540, 78.013110

Clarification Regarding GPA – Document No. 7271/2025

With reference to the above observation, we respectfully clarify that the statement regarding **Thiru C. Balaji acting as an authorized GPA holder and representative** is supported by the specific terms and conditions contained in the registered **Power of Attorney Document No. 7271/2025**.

We invite your kind attention to the following specific provisions in the GPA document:

1. Page 4, Paragraph 2 – No Consideration for Execution of GPA

The GPA specifically states:

"மேற்படி பொது அதிகார பத்திரம் எழுதிக்கொடுப்பதற்காக வேண்டி எந்தவிதமான பிரதிபிரயோஜனமும் நாளது தேதியிலேயோ அல்லது இதற்கு முன்பாகவோ எங்களது நிறுவனம் தங்களிடமிருந்து பெறவில்லை என இதன் மூலம் உறுதி கூறுகிறோம்."

The above clause clearly confirms that **no consideration or reciprocal benefit has been received by the Company from Thiru C. Balaji either on the date of execution of the GPA or prior to the date of execution**.

2. Page 3, Line 16 – Amounts to be Received in Company Bank Account

Further, **Page 3, Line 16 of the GPA**, which has been highlighted for ready reference, specifically states:

"சகலவிதமான தொகைகளையும் நிறுவனத்தின் வங்கி கணக்கில் நீங்கள் பெறவும்"

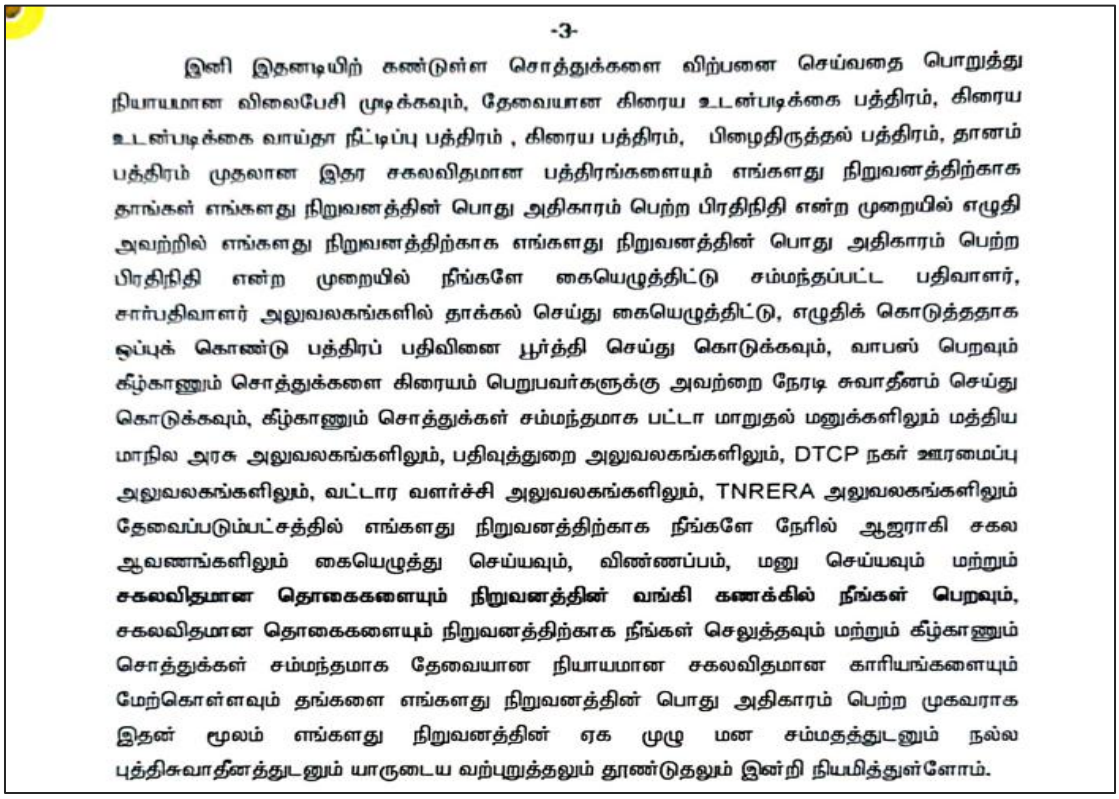
The above provision clearly directs that **all amounts/consideration relating to the transactions are to be received in the Company's bank account**. Accordingly, such amounts are not stipulated to be received by **Thiru C. Balaji in his individual capacity or for his personal benefit**.

Therefore, the above two provisions of the GPA, read together, establish that:

- Thiru C. Balaji is acting in the capacity of an **authorized GPA holder/representative** under the powers granted in the GPA.

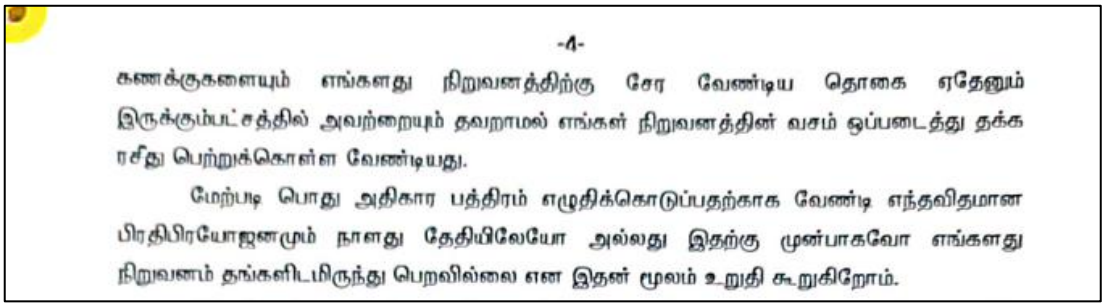
- **No consideration or reciprocal benefit was received by the Company from him for execution of the GPA**, as specifically confirmed on Page 4, Paragraph 2.
- The GPA specifically directs that **all amounts are to be received in the Company's bank account**, as stated on Page 3, Line 16.
- There is therefore **no provision in the cited clauses for any consideration or transaction amount to accrue to Thiru C. Balaji for his individual benefit**.

In view of the above, we respectfully request you to **kindly verify the highlighted portions of Pages 3 and 4 of GPA Document No. 7271/2025**, which support the clarification furnished by us regarding the representative capacity of Thiru C. Balaji and the absence of individual financial benefit under the GPA.



-3-

இனி இதனடியிற் கண்டுள்ள சொத்துக்களை விற்பனை செய்வதை பொறுத்து நியாயமான விலைபேசி முடிக்கவும், தேவையான கிரைய உடன்படிக்கை பத்திரம், கிரைய உடன்படிக்கை வாய்தா நீட்டிப்பு பத்திரம் , கிரைய பத்திரம், பிழைதிருத்தல் பத்திரம், தானம் பத்திரம் முதலான இதர சகலவிதமான பத்திரங்களையும் எங்களது நிறுவனத்திற்காக தாங்கள் எங்களது நிறுவனத்தின் பொது அதிகாரம் பெற்ற பிரதிநிதி என்ற முறையில் எழுதி அவற்றில் எங்களது நிறுவனத்திற்காக எங்களது நிறுவனத்தின் பொது அதிகாரம் பெற்ற பிரதிநிதி என்ற முறையில் நீங்களே கையெழுத்திட்டு சம்மந்தப்பட்ட பதிவாளர், சார்பதிவாளர் அலுவலகங்களில் தாக்கல் செய்து கையெழுத்திட்டு, எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டு பத்திரப் பதிவினை பூர்த்தி செய்து கொடுக்கவும், வாபஸ் பெறவும் கீழ்காணும் சொத்துக்களை கிரையம் பெறுபவர்களுக்கு அவற்றை நேரடி சுவாதீனம் செய்து கொடுக்கவும், கீழ்காணும் சொத்துக்கள் சம்மந்தமாக பட்டா மாறுதல் மனுக்களிலும் மத்திய மாநில அரசு அலுவலகங்களிலும், பதிவுத்துறை அலுவலகங்களிலும், DTCP நகர் ஊரமைப்பு அலுவலகங்களிலும், வட்டார வளர்ச்சி அலுவலகங்களிலும், TNRERA அலுவலகங்களிலும் தேவைப்படும்பட்சத்தில் எங்களது நிறுவனத்திற்காக நீங்களே நேரில் ஆஜராகி சகல ஆவணங்களிலும் கையெழுத்து செய்யவும், விண்ணப்பம், மனு செய்யவும் மற்றும் **சகலவிதமான தொகைகளையும் நிறுவனத்தின் வங்கி கணக்கில் நீங்கள் பெறவும்,** சகலவிதமான தொகைகளையும் நிறுவனத்திற்காக நீங்கள் செலுத்தவும் மற்றும் கீழ்காணும் சொத்துக்கள் சம்மந்தமாக தேவையான நியாயமான சகலவிதமான காரியங்களையும் மேற்கொள்ளவும் தங்களை எங்களது நிறுவனத்தின் பொது அதிகாரம் பெற்ற முகவராக இதன் மூலம் எங்களது நிறுவனத்தின் ஏக முழு மன சம்மதத்துடனும் நல்ல புத்திசுவாதீனத்துடனும் யாருடைய வற்புறுத்தலும் தூண்டுதலும் இன்றி நியமித்துள்ளோம்.



-4-

கணக்குகளையும் எங்களது நிறுவனத்திற்கு சேர வேண்டிய தொகை ஏதேனும் இருக்கும்பட்சத்தில் அவற்றையும் தவறாமல் எங்கள் நிறுவனத்தின் வசம் ஒப்படைத்து தக்க ரசீது பெற்றுக்கொள்ள வேண்டியது.

மேற்படி பொது அதிகார பத்திரம் எழுதிக்கொடுப்பதற்காக வேண்டி எந்தவிதமான பிரதிபிரயோஜனமும் நாளது தேதியிலேயோ அல்லது இதற்கு முன்பாகவோ எங்களது நிறுவனம் தங்களிடமிருந்து பெறவில்லை என இதன் மூலம் உறுதி கூறுகிறோம்.

Clarification Regarding Form C – Project Name Discrepancy

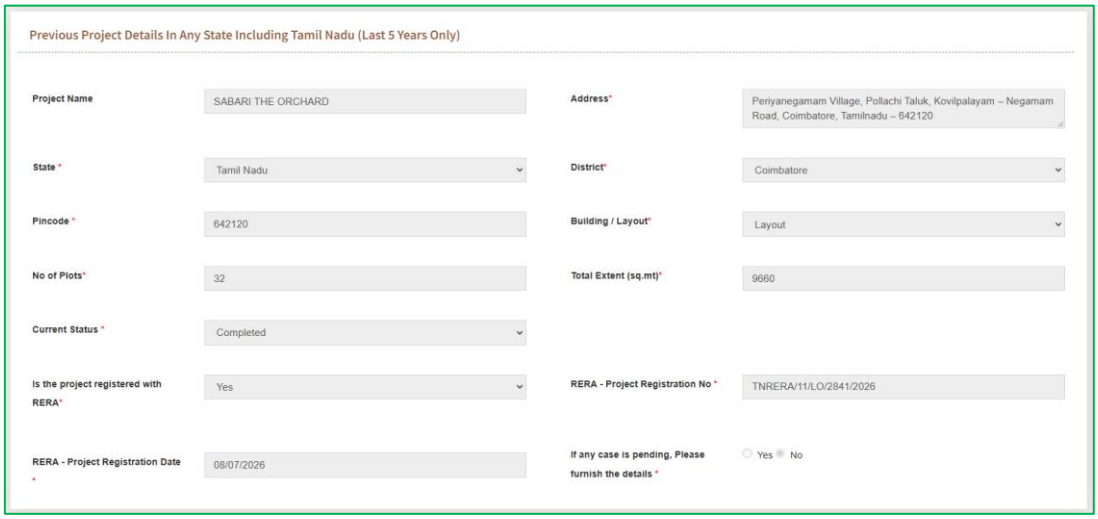
With reference to the observation regarding the project name mentioned in the uploaded **Form C**, we respectfully submit that the details of **"SABARI THE ORCHARD – PHASE 1"** were mentioned only because the **Step 1 application requires the details of the previously completed/approved project**.

Accordingly, the Form C pertaining to **SABARI THE ORCHARD – PHASE 1** was uploaded as part of the previous project details required at Step 1 of the present application. The same was **not intended to represent the project for which the present application is being submitted**.

We hereby clarify that **"SABARI THE ORCHARD – PHASE 1" and "A SQUARE AVENUE – PHASE 2" are two entirely different projects**, with different project locations and districts. **SABARI THE ORCHARD – PHASE 1 is located in Coimbatore District, whereas A SQUARE AVENUE – PHASE 2 is located in Salem District.**

There is **no connection, linkage or common project identity between the two projects**. The reference to **SABARI THE ORCHARD – PHASE 1** in Form C is solely due to the requirement in **Step 1 to furnish details of the previous project**, and it does not relate to or alter the present application for **A SQUARE AVENUE – PHASE 2**.

We therefore request you to kindly consider the above clarification and treat the **Form C details of SABARI THE ORCHARD – PHASE 1 only as previous project details furnished at Step 1**, and the present application as pertaining exclusively to **A SQUARE AVENUE – PHASE 2, Salem District**.



Previous Project Details In Any State Including Tamil Nadu (Last 5 Years Only)

Project Name	SABARI THE ORCHARD	Address*	Periyanegamam Village, Pollachi Taluk, Kovilpalayam – Negamam Road, Coimbatore, Tamilnadu – 642120
State *	Tamil Nadu	District*	Coimbatore
Pincode *	642120	Building / Layout*	Layout
No of Plots*	32	Total Extent (sq.mt)*	9660
Current Status *	Completed		
Is the project registered with RERA*	Yes	RERA - Project Registration No *	TNRERA/11/LO/2841/2026
RERA - Project Registration Date *	08/07/2026	If any case is pending, Please furnish the details *	Yes No

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.