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B-201-G.G. Thilgavathi

தமிழ்நாடு तमिलनाडु TAMIL NADU G.G. திலகவதி 28AC 193041

5.2.2024 unitd living Space

Cbe.

முக்கிரைத்தாள் விற்பனையாளர்
ரயில்வே பீடர் ரோடு, கோவை-18
உரிமம் எண்: 15862/251/2011

FORM 'B'

Affidavit cum
Declaration

Affidavit cum Declaration of

1. **M/S.UNITD LIVING SPACE** a private limited company having its office at 496, B-13, 1st floor Grand C A G Central Nava India, Avinashi Road), Coimbatore-641004., Contact Number:7373730491 (**Promoter**)

Promoter

Deponents

1.

2.

3.

R. Ramasubramanian

(1)**Mr. PANNER SELVAM** son of RATHINAM, residing at No Door no. 7 Ramakrishna Puram Ponnaya Rajapuram Coimbatore - 641 001

Of the proposed project named as **"UNITD 49 "** Office at 496, B-13, 1st floor Grand C A G Central Nava India, Avinashi Road), Coimbatore-641 004 Corporation North zone, , Coimbatore.

1. That we promoter & Land Owners have entered into joint development agreement as 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 agreement between such owner and promoter for development of the project is enclosed herewith
2. That we promoter & Land Owners have entered into joint development agreement as 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 agreement between such owner and promoter for development of the project is enclosed herewith

3. That we promoter & Land Owners have entered into joint development agreement as 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 agreement between such owner and promoter for development of the project is enclosed herewith

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

Promoter

Deponents

1.

2.

3.

(ii) That the time period within which the project shall be completed by us with in 26/03/2029 as mentioned in DTCP Coimbatore **B.P/DTCP No.221 /2023** Coimbatore Municipal Corporation Building License number: **162/BL/2024/04/003/00957**

5. That seventy per cent of the amounts realized 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

6. 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.

7. That we promoter & Land owners 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.

8. That we promoter & Land owners shall take all the pending approvals on time, from the competent authorities.

9. That we promoter & Land owners have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Promoter

1.

2.

3.

Deponents

10. That we promoter & Land owners shall not discriminate against any allottee at the time of allotment of any building, as the case may be, on any grounds.

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 Coimbatore on this 17th day of April 2024.

Promoter

Deponents

1.

2.

3.



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

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