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S.No 3078
Date 18/10/2024

B. Leelam
Brooklands Plantation LLP
Coonoor

EL 641352
S.SAGAYA MARY
LI.NO. 125/61/33
STAMP VENDOR
COONOOR

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

"AFFIDAVIT CUM DECLARATION OF PARTNER OF M/S BROOKLANDS PLANTATION LLP AND AUTHORISED SIGNATORY OF M/S BA ENTERPRISES (POA) PROMOTER OF THE LAYOUT "BROOKLANDS BA LAYOUT"

We, K. Chandramouli, S/o. M V Krishnamurthy, Partner of M/s. Brooklands Plantation LLP, having address at First Floor, Sterling Centre, Opp. Divine Child, High School, Andheri-Kurla Road, Andheri (East), Mumbai – 400 093, hereinafter referred to as **'BPL'** and S.R. Kalyanam, S/o S. Rajagopalan, Authorised Signatory of M/s. BA Enterprises, having office at Coonoor Tea Estate, Spring Field Post, Coonoor – 641 004, the promoters of the proposed layout **"BROOKLANDS BA LAYOUT"** do hereby solemnly declare, undertake and state as under:

BROOKLANDS PLANTATION LLP

Partner

For BA ENTERPRISES

S.R. Kalyanam.

Authorised Signatory

1. That BPL is the absolute owner of Lands situated T.S.No. 12/44, Coonoor Taluk, Coonoor Municipality, Survey Ward A, Block 28, Nilgiri District, Tamil Nadu State in an extent admeasuring 72,900 Sq. Mtrs on which the development of the 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 the said land is free from all encumbrances.

3. That project has been completed by promoter on 10.08.2024.

4. That seventy per cent of the amounts realised by promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate Escrow Account to be maintained in a scheduled bank to cover the cost of development and the land cost and shall be used as per the mandate given for that purpose.

5. That the amounts from the separate Escrow Account, to cover the cost of the project, shall be withdrawn since the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That 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.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

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

9. The promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.

Dated at Nilgiris on this ..... Day of October 2024.

BROOKLANDS PLANTATION LLP

(K. Chandramouli)
Partner of Brooklands Plantation LLP
Partner

For BA ENTERPRISES

(S.R. Kalyanam)
Authorised Signatory of BA Enterprises
Authorised Signatory

DEPONENTS

VERIFICATION

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

Dated at Nilgiris on this ..... Day of October 2024

BROOKLANDS PLANTATION LLP

(K. Chandramouli)
Partner of Brooklands Plantation LLP
Partner

For BA ENTERPRISES

(S.R. Kalyanam)
Authorised Signatory of BA Enterprises
Authorised Signatory

DEPONENTS



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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