Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

DU 008298

G.G. திலகவதி
முத்திரைத்தாள் விற்பனையாளர்
ரயில்வே பீடர் ரோடு, கோவை - 20
உரிமம் எண்: 15862/சூ1/2011

24.6.2024. பாலசுப்பிரமணியம்
வடவேலு.
கோவை.

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

"AFFIDAVIT CUM DECLARATION OF MR. SENATHIPATHY, MR.D.VADIVEL, MR. R. BALASUBRAMANIAM AND M/S BALAJI AGRO FARMS REPRESENTED BY ITS AUTHORISED PARTNER U.K.CHITRARASAN THE PROMOTERS OF THE LAYOUT "COCO TOWN"

We S.Senathipathy, S/o Shivasamy, residing at #107, Maruthamalai Adivaram, Coimbatore- 641 046, D.Vadivel, S/o Devaraj, residing at Door.No- 76, Rajalakshmi Illam, Mountain View, Maniyakarampalayam, Idikarai,

for BAALAJI AGRO FARMS

Managing Partner

Coimbatore- 641 022., R. Balasubramaniam, S/o M.G.Rajmohan, residing at 91-91/1A, ArumLilly, ERA Mohan Nagar, 10th Cross, Kalapatti, Coimbatore-641 048 and M/s Balaji Agro Farms , a Partnership Firm, having office at 107, Maruthamalai Adivaram, Coimbatore- 641 046 and represented by its authorised Partner U.K.Chitrarasan, the promoter of the proposed layout "Coco Town" do hereby solemnly declare, undertake and ate as under:

1. That the promoter is the absolute owner of Lands situated S.F.No. 245/3, 245/4, 246, 247/2 and 248/2, Kinathukadavu Village, Kinathukadavu Taluk , Coimbatore District, Tamil Nadu State in an extent admeasuring 156656 Sq.Mtrs 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 the said land is free from all encumbrances.

3. That project has been completed by promoter on 01.07.2024.

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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

For BAALAJI AGRO FARMS

Managing Partn

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 apartment, plot or building, as the case may be, on any grounds

Dated at Coimbatore on this 10th Day of July 2024

for BAALAJI AGRO FARMS

Managing Partner

DEPONENT(S)

VERIFICATION

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

Dated at Coimbatore on this 10th Day of July 2024

for BAALAJI AGRO FARMS

Managing Partner

DEPONENT(S)

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.