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EF 246623

C. Thirumohan
STAMP VENDOR
L. No: 109/B4/88-9
HIGH COURT CAMPUS
CHENNAI-600 104
- 2 SEP 2024

TRUE VALUE HOMES (I) PVT LTD

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED** represented by its Authorised Signatory M.Gokul, Son of Mr.Mohana Sundaram, aged about 44 years of the proposed project "TVH AVANTA":

I, M.Gokul, Son of Mr.Mohana Sundaram, Authorised Signatory **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED** having its registered office at TVH Novella, No.16/17, 3rd Cross Street, R A Puram, Chennai - 600028, do hereby solemnly affirm and declare as follows.

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory



I am swearing this affidavit in my capacity as Authorised Signatory of **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED.**

That the Owner come promoter has a legal title to the land on which the development of the project is proposed and the Promoter who possess a legal title to the land on which the development of the proposed project is to be carried out vide Sale Deed Dated 01.07.2024, registered as Doc No.13012 of 2024 on the file of SRO Periyanayakkan Palayam. Comprised in Survey No. 267/2 & 271/2, thus over all admeasuring 2 Acres 81 cents as per Patta No.6836, situated at Sarkarsamakulam Village, previously Coimbatore Taluk currently Annur Taluk, Coimbatore District.

AND

A legally valid authentication of title document is enclosed herewith along with an authenticated and copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. The project is completed.
3. That seventy per cent of the amounts realised by me/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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal 1s m proportion to the percentage of completion of the project.
5. That I / 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 TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

(101)

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

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

8. That 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.

9. That 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.

Verification

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

For TRUE VALUE HOMES INDIA PVT. LTD.

Authorised Signatory

Verified by me at Chennai
On this 06th day December 2024.

Deponent



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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