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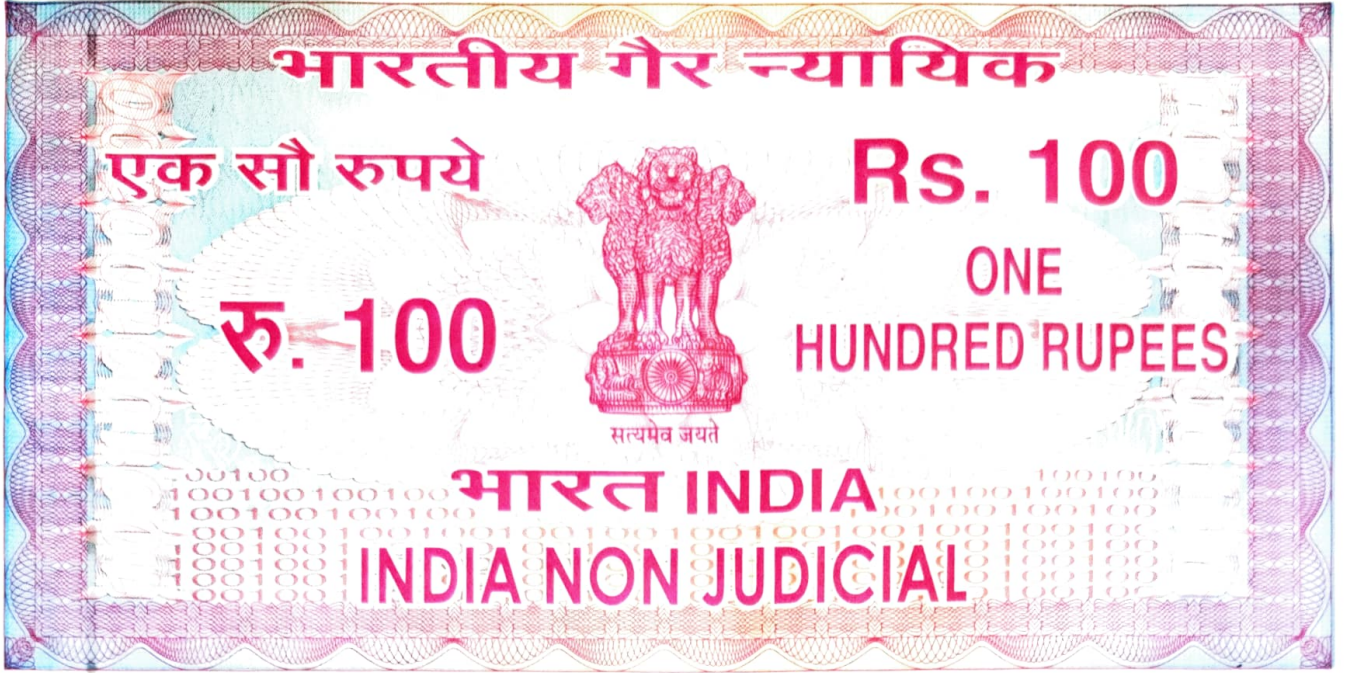
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தமிழ்நாடு தமில்நாடு TAMILNADU

16.7.2024

Vakaman Developers
India Private Limited, Coe

R. J. JENAKSHI
S. J. JENAKSHI
DIRECTOR
DUTY REGISTRATION OFFICE CAMPUS,
(PARTY SHED)
COIMBATORE, TAMIL NADU,
K. Dis.No. 11799/ B1 / 2016

DU 161339



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 OF MR.VASUDEVAN, DIRECTOR,
M/S. VAKAMAN DEVELOPERS INDIA PRIVATE LIMITED , PROMOTER OF THE
PROPOSED PROJECT "SWARNAA SRI SADAN"**

ADDRESS - in Coimbatore Registration District, Coimbatore Sub Registration District,
Coimbatore Taluk, Telungupalayam Village, in Rathnasabapathi Puram, Ponnurangam
Road West, on the Southern row, in old TS No.192 part and New TS No.344 part in
Survey Ward No.8, bearing door No.28/49 and Site No.28.

Minimum Saleable Area sharing OWNER- 56% ; DEVELOPER 44%

I, K Vasudevan, Director (Authorised Signatory), Promoter of the proposed project do
hereby solemnly declare, undertake and state as under:

① *[Signature]*

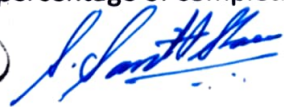
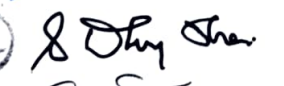
② *[Signature]*

③ *[Signature]*

For Vakaman Developers India Private Limited

[Signature]
Authorised Signatory

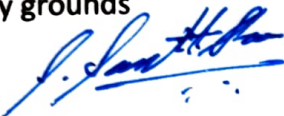
1. That I, the promoter, have entered into a Joint Development Agreement on 17th March 2022 with Mr. Santosh Sharma, Mr. Dheeraj Sharma, Ms. Bhavana Sharma who jointly possess the legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication 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 the land is free from all encumbrances
3. That the time period within which the project shall be completed by me is 30.03.2028
4. That seventy percent of the amount realized by me/the 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 for that purpose only, as far as the building is concerned.
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 the building is concerned.
6. 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

① 
② 
③ 

For Vakaman Developers India Private Limited

Authorised Signatory

7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter has/have 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 or plot or villa or building, as the case may be, on any grounds

① 
② S. Dhya Suresh
③ Ramesh

For Vakaman Developers India Private Limited


Authorised Signatory

Verification

The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me there from. 50.6% of Undivided share of land and Constructed area to be sold by developer.
Verified by me at Coimbatore on this 16 th day of July 2024.

Project Name – SWARNAA SRI SADAN

① 
② S. Dhya Suresh
③ Ramesh

For Vakaman Developers India Private Limited


Authorised Signatory



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.



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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



We're honored to be part of your
real estate journey

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