



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





தமிழ்நாடு தமில்நாடு TAMILNADU

31 JAN 2025

M/S. G Square Realtors Pvt Ltd
Coimbatore

DF 213811

K. SANKAR (S.V)
L. No: 1481/94
Nagar, Chennai-17

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

- (1) M/s G SQUARE REALTORS PRIVATE LIMITED (CIN No. U45400TN2012PTC088030, PAN No. AAECG9571B), a company incorporated under the Company Act 1956, represented by its authorised signatory, Mr. Rajeshkanna V (Adhar no. 2137 6967 8348) is the Power of attorney to M/s. New Tech Machine Tools(PAN No.AACFN6005E), represented by its partners 1)Mrs. Thaikkat Sumangali (Adhar no.575097874163), W/o Mr. Prakash Methil and 2)Methil Prakash (Adhar no. 679063740549) land in survey No. 781/2A2A measuring total extent – 7450.00 Sq.Mtrs situated at Neelambur village, Suler Taluk, Coimbatore District. Project “ BLISS PHASE – 2”

FOR G SQUARE REALTORS PVT LTD

FOR NEW TECH MACHINE TOOLS


Authorized Signatory
(Promoter of the project)


partners

We, **M/s G SQUARE REALTORS PRIVATE LIMITED**, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the We/Promoter have the legal title to the land on which the development of the project is completed along with the an authenticated copy of the agreement between the owner and promoter.
2. That the said land is free from all encumbrances.
3. Project is completed.
4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate bank account to be maintained in a scheduled bank to cover the cost of development and the land cost and shall be used only for that purpose.
5. The withdrawal will be done after obtaining a certificate from the architect/Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the Competent authority.
6. That we/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 and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the we/promoter will take all the pending approvals on time, from the competent authorities.
8. That the we/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the we/promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.

FOR G SQUARE REALTORS PVT LTD


Authorized Signatory
(Promoter of the project)

FOR NEW TECH MACHINE TOOLS


partners

Verification

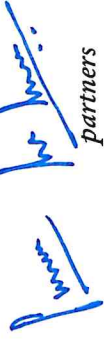
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Coimbatore on this 26th day of February, 2025.

FOR G SQUARE REALTORS PVT LTD


Authorized Signatory
(Promoter of the project)

FOR NEW TECH MACHINE TOOLS


partners



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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate