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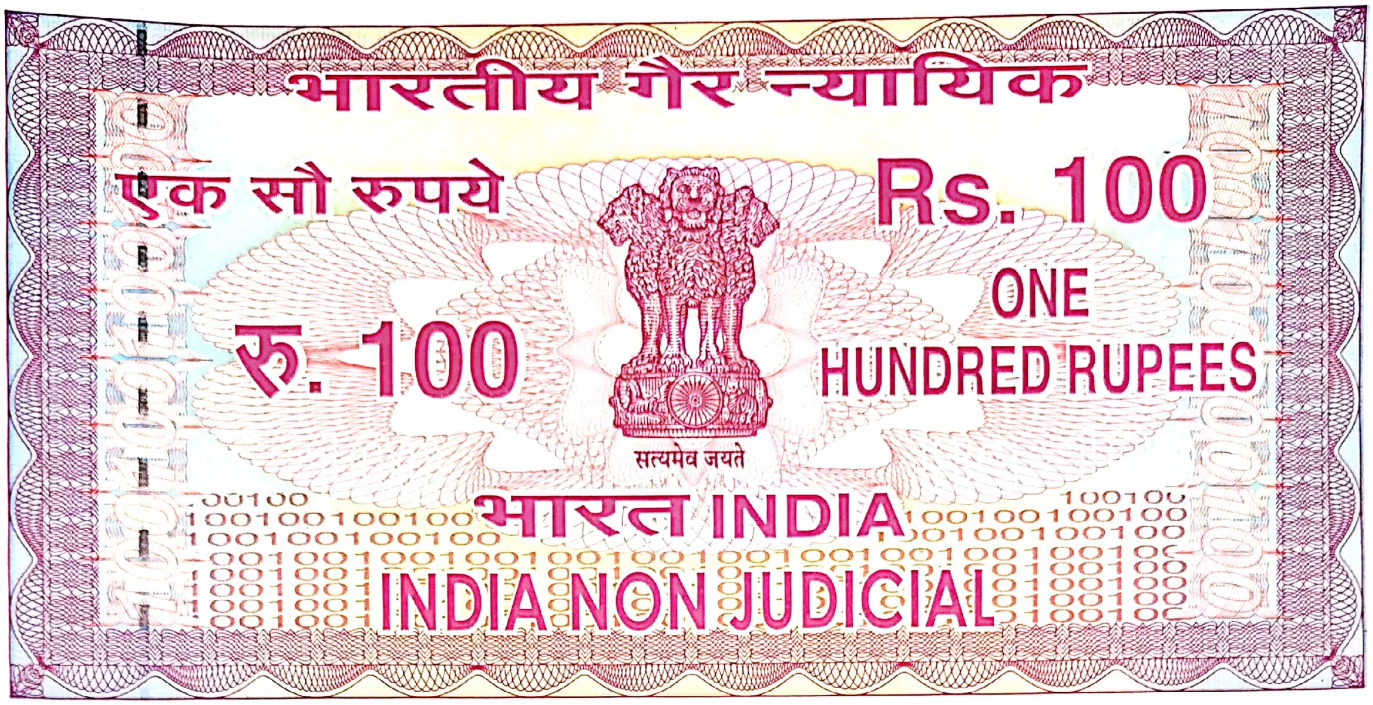
3/350/2 Mettukuppam,
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தமிழ்நாடு तमिलनाडु TAMILNADU

DU 372736

22.08.2024

Sowmiya Spinner Pvt Ltd
Annur.

V. பிரபா
உ.எண்: 9363/ஆ1/2019-1
முத்திரைத்தாள் விற்பனையாளர்
C.S.R. நகர், அன்னூர், கோவை - 641 653.

## FORM 'B'

### Affidavit cum Declaration

Affidavit cum declaration of **M/s. Sowmiya Spinners Private Limited** represented by its Directors **(1) Mr.K.M.Chinnadurai and (2) Mr.K.C.Karthick,** promoters of the proposed Layout project **"GEM'S AVENUE" at SF 463/1A, 1B, 464/1B, 2, 3B, 4 & 5, Annur Village, Annur Special Grade Town Panchayat, Annur Taluk, Coimbatore District.**

We, **M/s. Sowmiya Spinners Private Limited** represented by its Directors **(1) Mr.K.M.Chinnadurai and (2) Mr.K.C.Karthick,** promoters of the proposed layout project do hereby solemnly declare, undertake and state as under:

1. That I/we promoter has a legal title to the land on which the development of the project is proposed

For SOWMIYA SPINNERS PVT. LTD.

Director

For SOWMIYA SPINNERS PVT. LTD.

Director

Deponent

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2. That the said land is free from all encumbrances.

3. The Layout Project has been completed and enclosed the Completion Certificate from the Registered Engineer.

4. The seventy per cent of the amounts realized by 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 only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawl is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawl can 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 the 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 withdrawls have been made in compliance with the proportion to the percentage of completion of the project.

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

For SOWMIYA SPINNERS PVT. LTD.

Director

For SOWMIYA SPINNERS PVT. LTD.

Director

Deponent

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

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.

For SOWMIYA SPINNERS PVT. LTD.

Director

For SOWMIYA SPINNERS PVT. LTD.

Director

Deponent

**Verification**

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

Verified by us at Tirupur on this 18th day of February 2025.

For SOWMIYA SPINNERS PVT. LTD.

Director

For SOWMIYA SPINNERS PVT. LTD.

Director

Deponent

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## 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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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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