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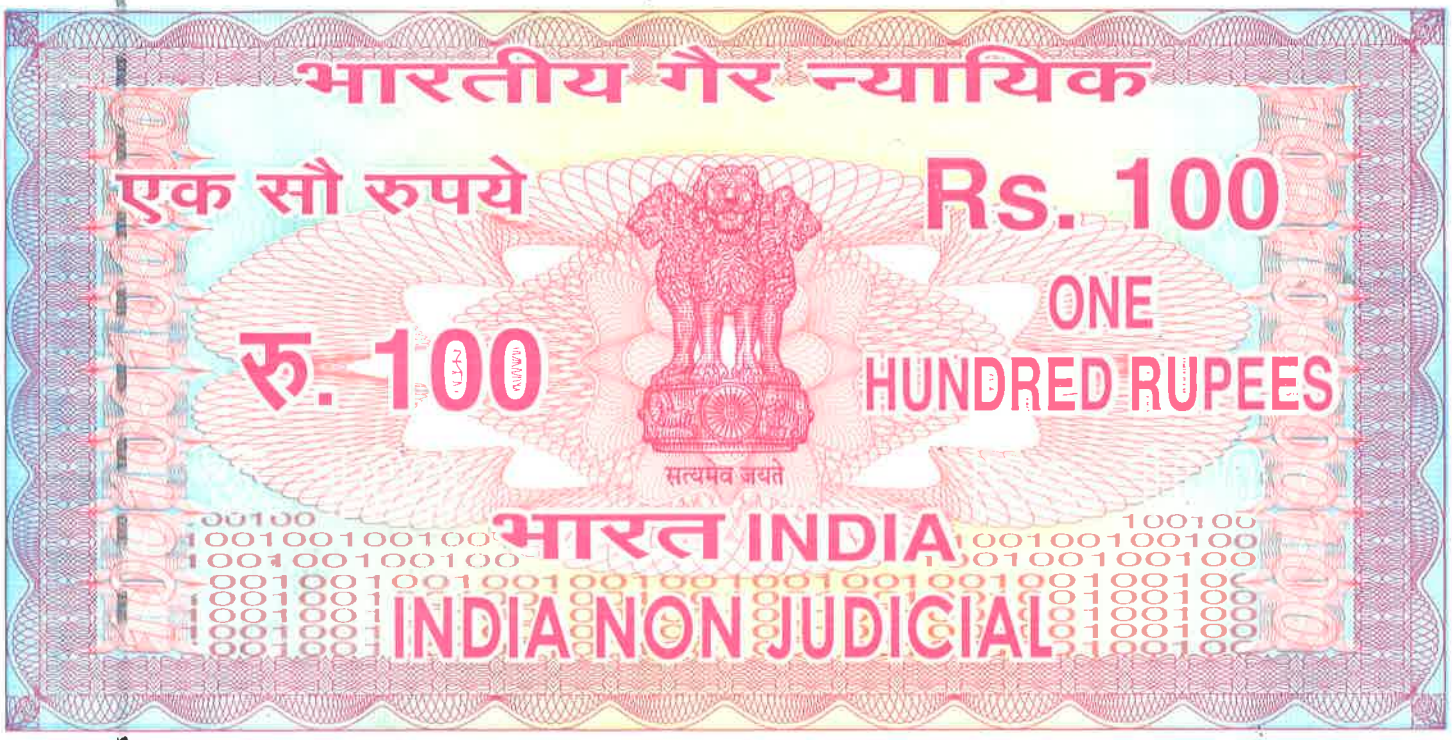
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU

DU 644980

04.10.2024

Sobha Ltd
CBE

R.GOPALAKRISHNAN
STAMP VENDOR
DOOR No: 24, KVK BUILDING
GOPALAPURAM 3rd STREET
COIMBATORE - 641 018.
L.No.12096 / B1 / 2010 / 6.

FORM

[See RULE 3(4)]

Affidavit cum Declaration of Promoter of the project

I, **Mr. K N SABARINATH, S/o Mr. K.V. Narayanan**, aged about 52 years duly authorized **by M/s SOBHA LIMITED**, (CIN: I.45201KA1995PLC018475), (**PAN: AABCS7723E**), a Public Limited company incorporated under the Companies Act, 1956, having its Registered Office at 'SOBHA', Sarjapur-Marthahalli Outer Ring Road, Devarabisanahalli, Bellandur Post, Bangalore-560103 and Area Office at Harishree Gardens, Thondamuthur Main Road, Vedapatti, Coimbatore – 641007, vide its Board Resolution Dated 17.09.2020, herein after referred as **Promoter No. 1**

M/s. Sri Kanakadurga Property Developers Private Limited, (CIN: U45204TN2007PTC061973) (**PAN: AAKCS7548A),** a private limited company, having registered office at Polyhose Towers, 5[TH] Floor, SPIC Annex, No.86-88, Mount Road, Guindy, Chennai 600 032, herein after referred to as **Promoter No. 2**, represented by its Power of Attorney, the Promoter No.1 herein, duly appointed under the Power of Attorney dated 30.11.2012 bearing document No. 788 of 2012 in book no. 4 at the office of Sub registrar of Thondamuthur.

For SOBHA LIMITED

Authorised Signatory

The Promoter No. 1 and No. 2 are jointly referred to as Promoters.

Mr. K N Sabarinath is duly authorized by the Promoters of the Project do hereby solemnly declare, undertake and state as under:

1. Promoter No.2 has the legal title and is the absolute owner of the properties comprising Sy. Nos. 478/1, 478/4, 478/5A, total measuring 18,379.40 Sq. Mts, situated at Veerakeralam Village, Coimbatore Corporation Coimbatore, Coimbatore District on which the development of the project is being, made.

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

3. Project completed.

4. That seventy per cent of the amount realized by Promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a scheduled bank to cover the land 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 amount 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 building is concerned. For layout projects, the withdrawal 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. 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the proje

For SOBHA LIMITED

K. N. Sabarinath

Authorised Signatory

7. That the promoter shall take all the pending approvals on time, form the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter shall not discriminate against any allottee at the time of allotment of any villa, 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.

Verified by me at Coimbatore on this **17th day of October, 2024**.

For SOBHA LIMITED

Authorised Signatory

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

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OMR Thoraipakkam,
Chennai, India

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