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3/350/2 Mettukuppam,  
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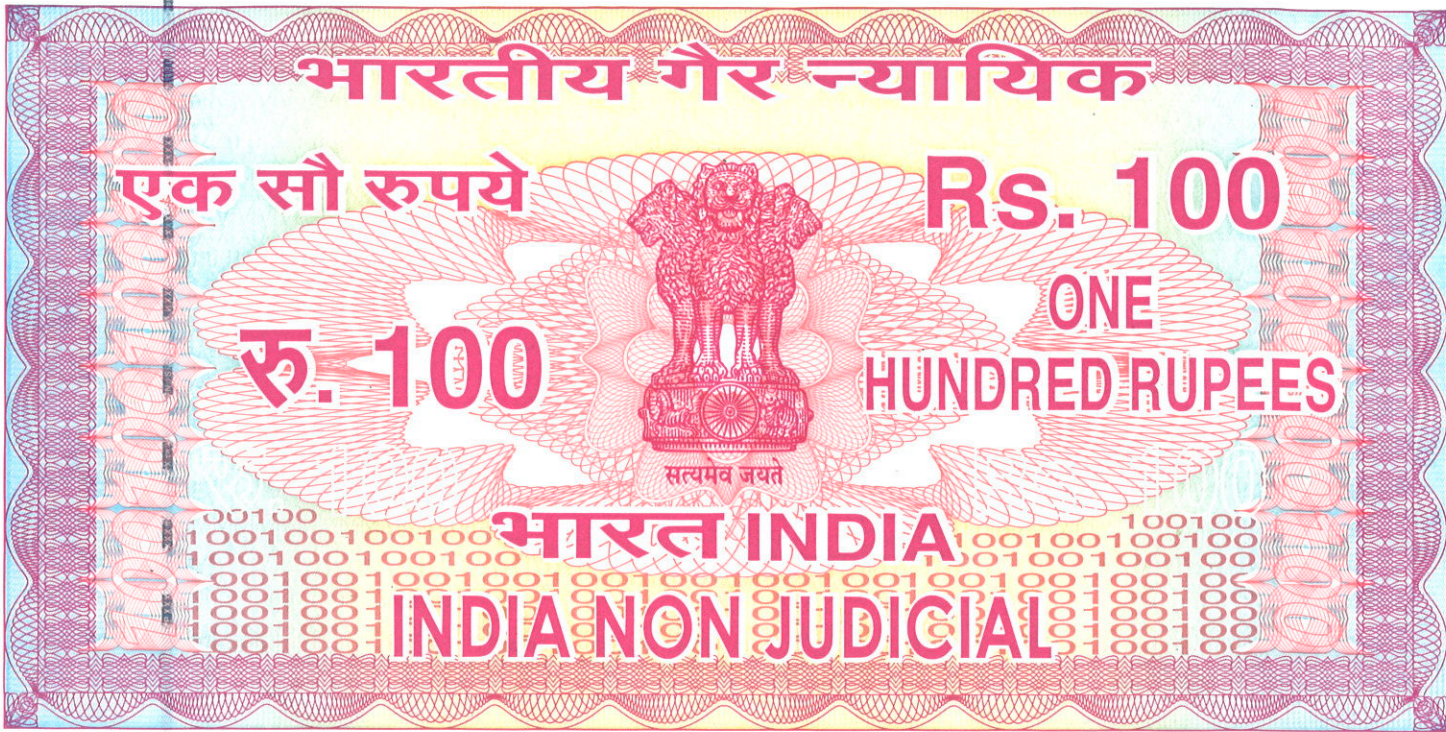
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தமிழ்நாடு தமில்நாடு TAMILNADU

Rs 100/-

DU 459180

20.9.24

C.R. Sangeetha  
சி. ஆர். சங்கீதா

M/s. ADISSIA DEVELOPERS  
PRIVATE LIMITED

மத்தியமா குளம் கிராமத்தையாண்டு  
உரிமம் எண் : 12096/ஆ.1/2010/13  
வரை : 5, வசந்தம் சுகர், காளையாறு  
கோவை 641035

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

Affidavit cum Declaration of promoter of the proposed project.

We M/s. ADISSIA DEVELOPERS PRIVATE LIMITED  
(M.V. MANIKANDAN) 'TECH CITY PHASE-4' S.F.No:243/2,  
S.F.No:244/1B, S.F.No:245/1A1, S.F.No:245/1B, S.F.No:245/1C, S.F.No:246/1,  
S.F.No:246/2 Kallipalayam Village, Annur Taluk, Coimbatore. promoter of the  
proposed project do hereby solemnly declare, undertake and state as under:

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

OR

Have entered into joint development agreement / collaboration agreement  
/ development agreement or any other agreement with who possess a 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.

For Adissia Developers Private Limited

Authorized Signatory

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter  
**Site Works Completed**
4. That seventy per cent of the amounts realized 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, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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 Adissia Developers Private Limited  
Deponent  
Authorised Signatory

**Verification**

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

VERIFIED BY ME AT DEC ON THIS 29 DAY OF 2024

For Adissia Developers Private Limited  
Deponent  
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.



 **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

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