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सत्यमेव जयते

INDIA NON JUDICIAL

Government of Tamil Nadu

e-Stamp

Certificate No. : IN-TN51453977905128W
Certificate Issued Date : 20-Nov-2024 04:05 PM
Account Reference : NEWIMPACC (SV)/ tn8076004/ COIMBATORE JOINT II/ TN-CB
Unique Doc. Reference : SUBIN-TNTN807600482685126186719W
Purchased by : SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
Description of Document : Article 5 Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/S SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED promoter of the proposed project "SREE DAKSHA'S DIORA" Residential Apartment Building Block-A (Stilt, First, Second, Third, Fourth & Fifth floor) -- With 105 Dwellings , Block-B Amenities (Ground and First floor) and Guard Room (Ground floor) in Sf.no: 94/3B and 94/6, Kurudampalayam Village Panchayat, Coimbatore north Taluk, Coimbatore District and Tamil Nadu State.

M/s SREE DAKSHA INNOVATIONS

HIF 0024362545

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.eilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

M/S SREE DAKSHA INFRASTRUCTURE PRIVET LIMITED promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **OCTOBER – 31- 2030.**
4. That seventy per cent of the amounts realised 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 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 withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 apartment, plot or building, as the case may be, on any grounds.

M/s SREE DAKSHA INNOVATIONS


Partner

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 me at Coimbatore on this 31 th day of JANUARY 2025.

Deponent **M/s SREE DAKSHA INNOVATIONS**


Partner



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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