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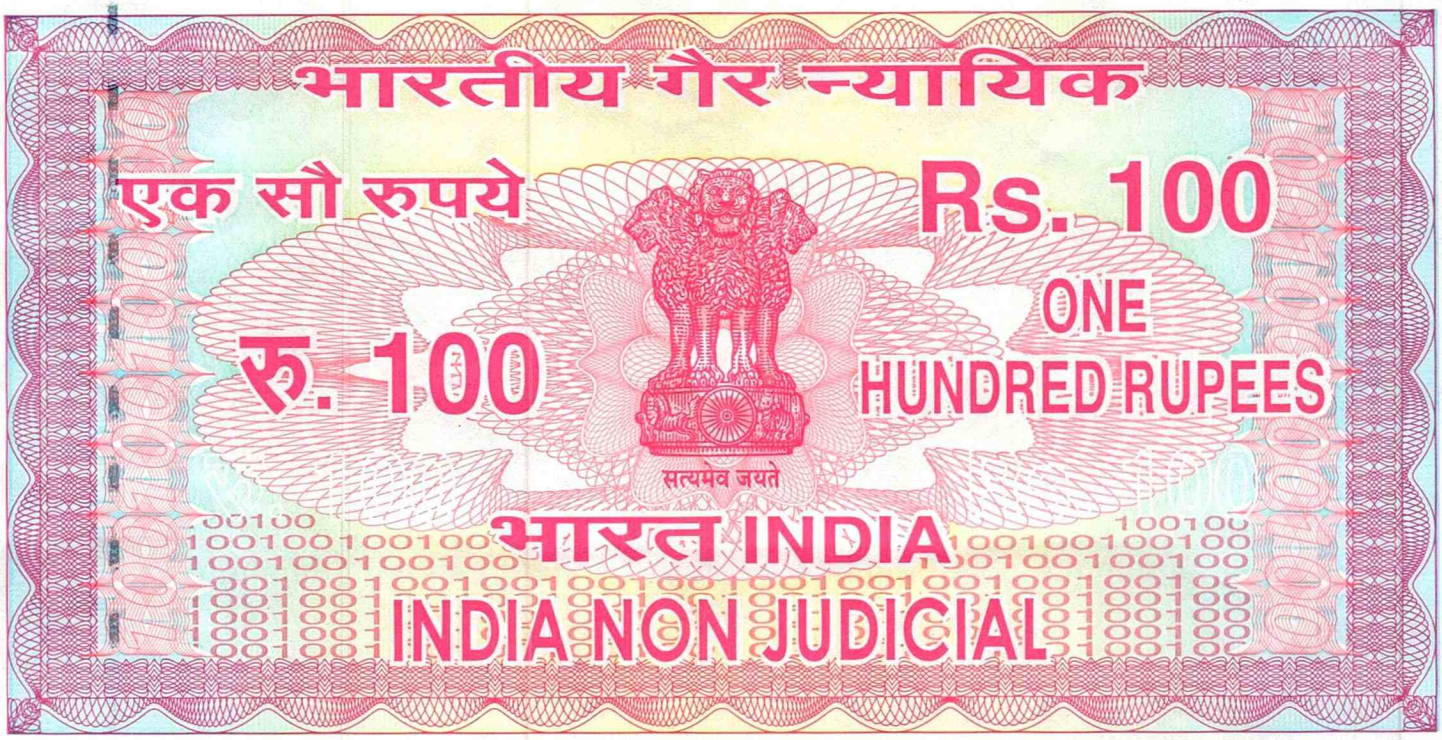
3/350/2 Mettukuppam,
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தமிழ்நாடு तमिलनाडु TAMILNADU

Revathichi V DU 984910

Rs 100/-

Realty one Shelters Pvt Ltd

03/02/2025 Coimbatore

V. ரேவதிசித்ரா
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் 928/ஆ1/2021-51/கோவை
42, நாடார் வீதி, கணபதி, கோயம்புத்தூர் - 641006

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s.Realty One Shelters Private Limited** represented by its Directors, **Mrs. Yamini Dhanaraj, Mrs. Sowmya R, Mr. Govindarajan R** promoter of the proposed project;

We, **M/s.Realty One Shelters Private Limited,** a Private Limited Company incorporated under the Companies Act 2013, has its registered office situated at No. 7B-1, Grond Floor, Mukunth Nivas, 2nd Street, Nehru Nagar, Ganapathy, Coimbatore - 641006 represented by its Directors, **Mrs. Yamini Dhanaraj, Mrs. Sowmya R, Mr. Govindarajan R,** promoters of the proposed project is located in Survey Numbers **229/2, 229/3A, 229/3B1, 229/3B2A, 239/2, 239/3** with Total extent of **6.34.63 Acre** of land at **Kadampadi** Village, **Sulur** Taluk, **Coimbatore** District, Tamil Nadu State, India, do hereby solemnly declare, undertake and state as under:

NOTARY A. THANGAVELU REGD NO 538/2021 Dt 07 12 2021 COIMBATORE & TIRUPUR DIST MY COMMISSION EXPIRES ON 16th SEP 2026 GOVT OF TAMIL NADU

For REALTY ONE SHELTERS (P) LTD

Director

1. **M/s. Realty One Shelters Private Limited represented by Directors Mrs. Yamini Dhanaraj, Mrs. Sowmya R, Mr. Govindarajan R,** is the sole and absolute owner of the development of the proposed project is carried out, and we possess a legal title to the land on which the Proposed project is to be carried out.

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

3. The Project was completed in **19.01.2025**

4. That seventy per cent of the amounts realised by 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.

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.

6. We, the promoters/Directors shall get the accounts audited within six months after theend 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. We, the promoters, shall take all the pending approvals on time, from the competent authorities.

8. We the promoters, have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

NOTARY A. THANGAVELU REG NO:GO/ /2022 Dt.07/11/2022 C.J. MADURE & TIRUPUR DIST MY COMMISSION EXPIRES ON 10th SEP 2027 GOVT. OF TAMIL NADU

For REALTY ONE SHELTERS (P) LTD

Director

9. We the promoters, 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 REALTY ONE SHELTERS (P) 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 me at Coimbatore on this 02th Feb 2025.

For REALTY ONE SHELTERS (P) LTD

Director

Deponent

NOTARY A.THANGAVELU NOTARIAL NOTARIAL MY COMMISSION EXPIRES ON 10th SEPT 2027 GOVT. OF TAMIL NADU

4/2/2025

A.THANGAVELU, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
208, 1st Floor, Lawyers Chambers
G.O.M.S. 538/2022
District Court Complex, Coimbatore - 641 018
COIMBATORE & TIRUPUR DIST.
Cell: 98422 - 67534 93606 - 20927



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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

Verified RealEstate™

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

3/350/2 Mettukuppam,
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