



04.03.2024 தமிழ்நாடு தமில்நாடு TAMIL NADU 20/-
Global Property Developer
Coimbatore

K. BALAJI 17AC 314139 1512
STAMP VENDOR LICENCE NO:12126/B1/2015
PERIYANAICKENPALAYAM, COIMBATORE - 20
TAMILNADU

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr.K.G.Subburaman, S/o Mr.Guruvareddy residing at 5/2a, Gandhi Nagar, Kavundampalayam, Coimbatore - 641030, Mr. K.Prasanth s/o Mr.Kesavadass residing at L 2 South Block, Patteswara Park Apartments, Ramasamy Layout, Velandipalayam, Coimbatore - 641025, Mr.P.Balasubramani S/o Mr.Palanisamy S.P.No 40, Thamarai Nagar, Kavundampalayam, Coimbatore - 641030 are Authorized

For The Global Property Developer
FOR GLOBAL PROPERTY DEVELOPER

P. Balasubramani

K. G. Subburaman

Authorized Partners

Managing Partner's

K. G. Subburaman

K.G.Subburaman

Partner of the partnership firm in the Name of M/s The Global Property Developer , at D.No.1, 1st Floor, S.P.M.Complex, Kavundampalayam, Coimbatore – 641030 AND Mr.K.G.Subburaman S/o Mr.Guruvareddy residing at 5/2a, Gandhi Nagar, Kavundampalayam, Coimbatore – 641030 are Promoter of the proposed Residential Project at Survey No. 393/1, 394/2, 395, 410/1, 410/2A, 411/1B1, 411/1B2, 411/2B1, 411/2B2, 411/2C1, 411/2C2 , 412/2A, 412/2B, 412/3, 413/2A, 413/2B AND 415/2 Area Extend of 107423.79 Sq.mt or 26.545 Acre in Agraharasamakulam Village, Athipalayam Panchayat in Annur Taluk, Coimbatore District, Tamilnadu.

1.The requisite I, **M/s The Global Property Developer and Mr.K.G.Subburaman** promoter of theproposed 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 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.

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

3.That **We completed the development work at Site**

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.

For The Global Property Developer

For **GLOBAL PROPERTY DEVELOPER**
P. UNNATHI LAKSHMI

Bank Auth

Managing Partner's **Authorized Partners**

K.G. Subburaman

K.G.Subburaman

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 We/ 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 We/ promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We / 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 The Global Property Developer

~~For GLOBAL PROPERTY DEVELOPER~~

P. Subburaman

[Signature]

Managing Partner's **Authorized Partners**

[Signature]

K.G.Subburaman

Verification

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

Verified by me at a 5.00 PM on this 04th Day of March 2024

For The Global Property Developer

For GLOBAL PROPERTY DEVELOPER

P. Uma Desai

K.G. Subburaman

Authorized Partners

Managing Partner's

K.G. Subburaman

K.G. Subburaman