

தமிழ்நாடு तमिलनाडु TAMILNADU

DU 008298

G.G. திலகவதி
முத்திரைத்தாள் விற்பனையாளர்
ரயில்வே பீடர் ரோடு, கோவை - 20
உரிமம் எண்: 15862/சூ1/2011

24.6.2024. பாலசுப்பிரமணியம்
வடவேலு.
கோவை.

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

"AFFIDAVIT CUM DECLARATION OF MR. SENATHIPATHY, MR.D.VADIVEL, MR. R. BALASUBRAMANIAM AND M/S BALAJI AGRO FARMS REPRESENTED BY ITS AUTHORISED PARTNER U.K.CHITRARASAN THE PROMOTERS OF THE LAYOUT "COCO TOWN"

We S.Senathipathy, S/o Shivasamy, residing at #107, Maruthamalai Adivaram, Coimbatore- 641 046, D.Vadivel, S/o Devaraj, residing at Door.No- 76, Rajalakshmi Illam, Mountain View, Maniyakarampalayam, Idikarai,

for BAALAJI AGRO FARMS

Managing Partner

Coimbatore- 641 022., R. Balasubramaniam, S/o M.G.Rajmohan, residing at 91-91/1A, ArumLilly, ERA Mohan Nagar, 10th Cross, Kalapatti, Coimbatore-641 048 and M/s Balaji Agro Farms , a Partnership Firm, having office at 107, Maruthamalai Adivaram, Coimbatore- 641 046 and represented by its authorised Partner U.K.Chitrarasan, the promoter of the proposed layout "Coco Town" do hereby solemnly declare, undertake and ate as under:

1. That the promoter is the absolute owner of Lands situated S.F.No. 245/3, 245/4, 246, 247/2 and 248/2, Kinathukadavu Village, Kinathukadavu Taluk , Coimbatore District, Tamil Nadu State in an extent admeasuring 156656 Sq.Mtrs 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 project has been completed by promoter on 01.07.2024.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. 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.

For BAALAJI AGRO FARMS

Managing Partn

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. The 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

Dated at Coimbatore on this 10th Day of July 2024

for BAALAJI AGRO FARMS

Managing Partner

DEPONENT(S)

VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Dated at Coimbatore on this 10th Day of July 2024

for BAALAJI AGRO FARMS

Managing Partner

DEPONENT(S)