



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



தமிழ்நாடு தமில்நாடு TAMIL NADU

VIKAAN SHELTERS
CHENNAI - 117

24AC 875195

S. KESAVARAJ
Stamp Vendor

No-3, GST Road, Pallavaram, Ch-43.
L.No.14325 / 94.

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. VIKAAN SHELTERS, promoter of the proposed

G. Gowtham

A. S. Kumar

M. Rajaswari

S. Devraj

D. K. Lakshmi

K. G. Gopinath

S. Pushkala

S. Prakash

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

K. Sanyas

S. Rana

S. Rana

S. Rana

S. Rana

S. Rana

S. Rana

S. Rana

S. Rana

S. Rana

S. Rana

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS For VIKAAN SHELTERS

Partner

Partner

project HAYAGRIVA APARTMENTS at Plot No. 17 & 18, Manimegalai Street,
Puzhudhivakkam, Chennai - 600091;

I, VIKAAN SHELTERS 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

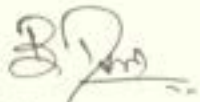
Have entered into joint development agreement with Mr. Ravi and 27 others who
possess a legal title to the land on which the development of the proposed project is
to be carried out

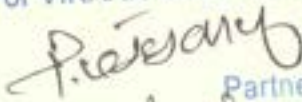
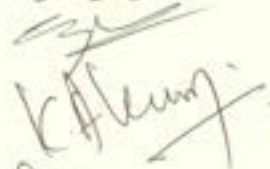
AND

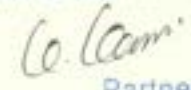
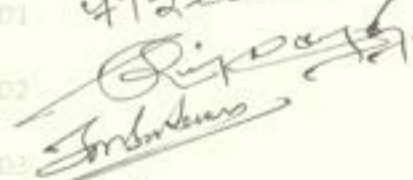
a legally valid authentication of title of such land along with an authenticated copy
of the agreement between such owner and promoter for development of the project
is enclosed herewith.

For VIKAN SHELTERS

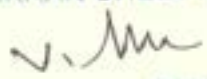
For VIKAN SHELTERS

A1 
A2 G. Gowtham
A3 A.S. Mune
A4 M. Rajaswari
A5 
A6 S. Dhanraj
A7 D. K. Lakshmi
A8 K. T. Gnan
A9 S. Pushkala
A10 

B3 
B4 Partner
B5 K. Saranya
B6 S. H
B7 K. Brankena
B8 S. H
B9 
B10 K. H
B11 
B12 S. Praveen
B13 S. Sudhamadhi

C6 
C7 Partner
C8 
C9 S. Dhanraj
C10 S. H
C11 S. Pradhin
C12 M. L. S. S. S.
C13 
C14 S. Dhanraj
C15 D. V. H

For VIKAN SHELTERS


Partner

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

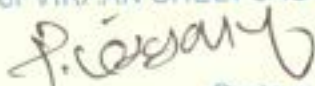
OR

Possess such encumbrances as - including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is MARCH - 2027

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.

For VIKRAN SHELTERS


Partner



G. Gowtham

A. S. Murali

M. Rajeswari



S. Dhanraj

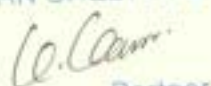
D. K. Lakshmi

K. R. Srinivas

S. Pushkala



For VIKRAN SHELTERS


Partner

K. Srinivas

S. Srinivas

K. Srinivas

S. Srinivas



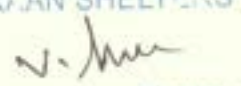


O. Srinivas

S. Srinivas

S. Srinivas

For VIKRAN SHELTERS

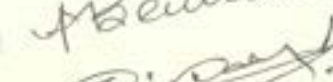

Partner

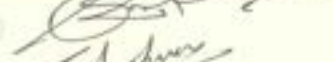


S. Ramesh

S. Srinivas

S. Padma







S. V. Srinivas

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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

For VIKRAN SHELTERS

Prasanna

Partner

For VIKRAN SHELTERS

C. Cam

Partner

For VIKRAN SHELTERS

N. Man

Partner

B. D. Joshi

G. Gowtham

A. S. Mune

M. Rajaswari

[Signature]

S. Dhanraj

D. K. Laksh

K. G. Gimm

S. Pushkala

[Signature]

K. Sanyal

[Signature]

K. Saravanan

[Signature]

V. A. K. K. K.

[Signature]

O. C.

S. Prave

S. Sudhamadhi

[Signature]

S. R. Ravi

[Signature]

S. Padma

[Signature]

[Signature]

[Signature]

S. V. S.

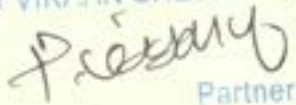
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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.

Deponent

For VIKRAN SHELTERS


Partner

For VIKRAN SHELTERS


Partner

For VIKRAN SHELTERS

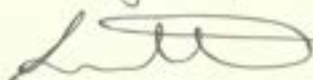

Partner

A1 

A1 G. Gowthari

A2 A.S. mmm

A2 M. Rajasudhi

A3 

A4 S. Dhanraj

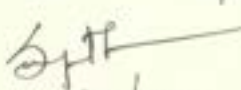
A4 D. K. Lakshmi

A1 K.T. Arima

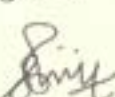
A1 S. Pushkala

A1 

B3 K. Saranya

B3 

B3 K. Parakeena

B4 

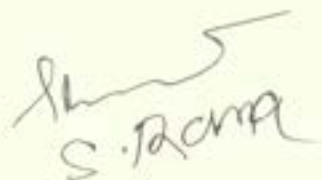
B5 

B5 

C4 C.C. —

C5 S.P. —

C5 S. Sudhamadhi

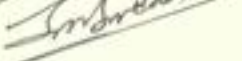
C6 

C6 S. Rama

C6 S. Arun

C6 S. P. Chinn

C6 M. S. —

C6 

C6 D.N. —

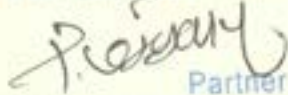
Verification

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 CHENNAI on this 21st day of MARCH-2024

Deponent

For VIK'AN SHELTERS

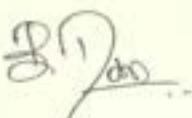

Partner

For VIK'AN SHELTERS


Partner

For VIK'AN SHELTERS

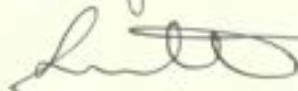

Partner

A1 

A2 G. Gowtham

A3 A.S. mmm

A4 M. Rajaswari

A5 

A6 S. Durairaj

A7 D. K. Lakshmi

A8 K. R. Arun

A9 S. Pushkala

A10 

B3 K. Sanyal

B4 S.H.

B5 K. Arakana

B6 Srij

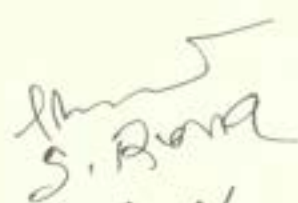
B7 

B8 

B9 O.C.

B10 S. Prasad

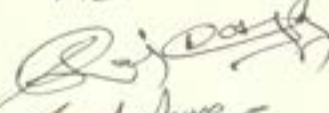
B11 S. Sudhamadhi

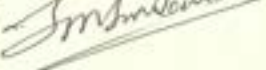
C5 

C6 S. Arun

C7 S. Padmini

C8 M. Suman

C9 

C10 

C11 S. N. Suresh



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate