

Verified RealEstate™

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

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

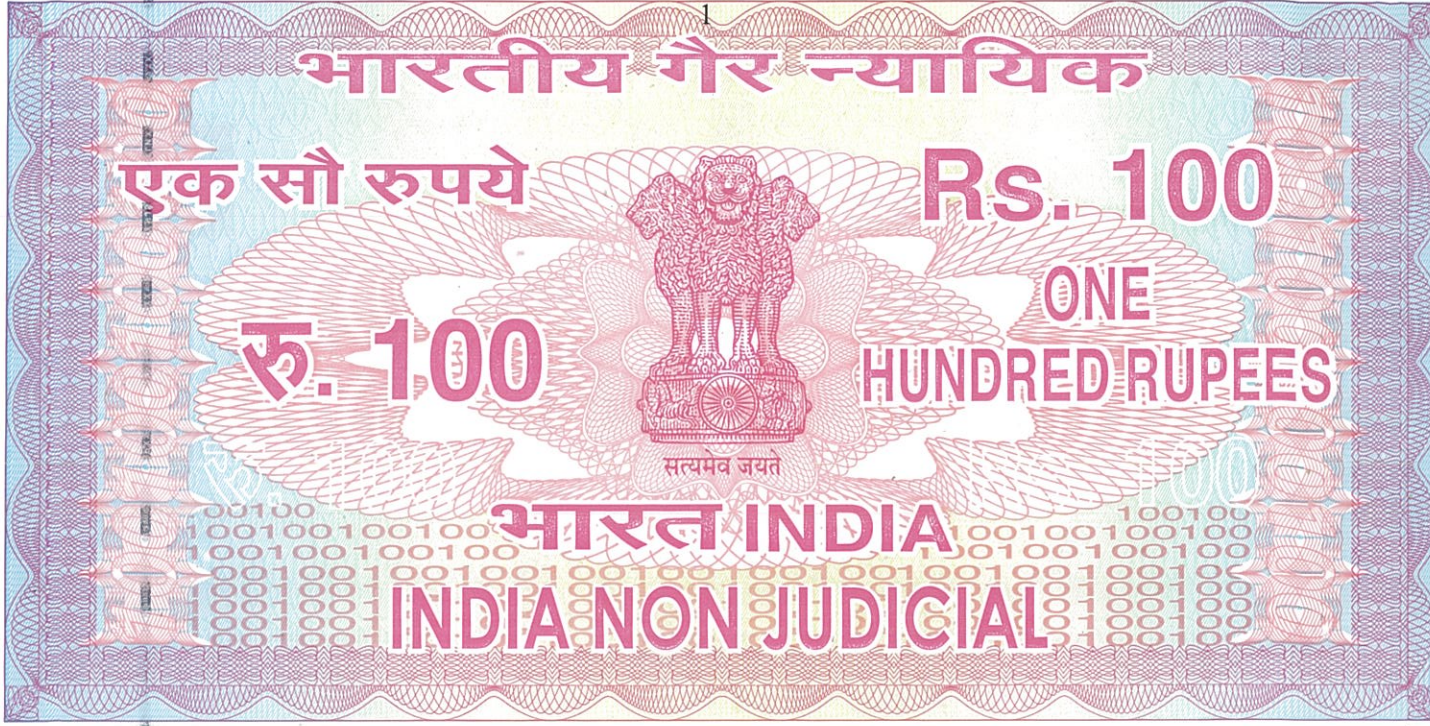
hello@verified.realestate

+91 9996 12 9996

www.verified.realestate

Official Property Record





தமிழ்நாடு தமில்நாடு TAMILNADU

Kalpana

16 JUN 2025

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

AFFIDAVIT CUM DECLARATION

MRS.S.KALPANA , Mr.N.Sunder (Aadhaar No-3627-1331-2170) (PAN NO-AAHPK8102G)
aged about 53 years, residing at Flat No-A -2 Arcobalelo Casa Grande, No-29, 9TH Street,
R.K.Salai , Mylapore ,Chennai-600004.

Do hereby solemnly declare, undertake and state as under:

S. Kalpana

DG 635474

A.S. SIVASUNDAR
STAMP VENDOR
L.No.12144/M1/96, Dt.30.9.
No.159, Arcot Road, Porur, Ch

1. That the Promoter has a legal title to the land on which the development of the project is proposed in the layout named as "SWARAM ENCLAVE PHASE-2" layout of house sites in the APPROVAL NO. 134/2024 Vide ROC No. NL6RDD0R /2024/TCP obtained from DTCP-Tiruvallur, Comprising in S.no. 487/2A2, 487/5, 487/6, 487/7, 487/8B of Pondur-B village, Sriperumbudur panchayat union, Sriperumbudur Taluk, Kanchipuram District, Tamil Nadu State.
2. That the said land is free from all encumbrances.
3. The above said project is completed.
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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this ¹⁶..... day of.....*June*....., 2025

A handwritten signature in black ink, appearing to read "J. Karpan". The signature is written in a cursive style with a large, stylized "K".

Deponent

Our services go beyond



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.

Smarter Tools, Stronger Decisions



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

Verified RealEstateTM

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
www.verified.realestate