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தமிழ்நாடு தமிலநாடு TAMIL NADU

01 APR 2024

VISVAS PROMOTERS (P) LTD,
MADURAI

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

எஸ். வரதராஜன்
ஸ்டாம்பு வெண்டர்
எம்.ஐ.ஐ. 22, எஸ்.எஸ்.நகர்
மதுரை-16, (தமிழ்நாடு)
ஆர்.சி.எண்: 6246/சி-2/93/13

17AC 199273



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of "M/s. VISVAS PROMOTERS PRIVATE LIMITED.," a Company incorporated under the Indian Companies Act 1956, having its Registered Office at Door No.84, Vasudhara Enclave, TPK Road, Andalpuram, Madurai - 625 003, (PAN AABCV2330G) (TAN MRIV00430D) duly represented by its Authorized Signatory **Shri.S.SRIKUMAR**, Son of Shri.R.Swaminathan, in and by virtue of the Resolution Passed in the Board of Directors' meeting of the company on 24.08.2018, Promoter of the proposed project at Madurai District, Madurai West Taluk, Thiruparankundram Panchayat Union, Thuvariman Village, S.Nos.22/5A, 22/5B, 22/6, 22/7A & 22/7B stylized herewith as "AJITA PHASE 2".

For VISVAS PROMOTERS (P) LTD

Authorised Signatory



I, **S.SRIKUMAR**, in my capacity as Authorized Signatory of M/s. Visvas Promoter Private Limited., Madurai, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project at Madurai District, Madurai West Taluk, Thiruparankundram Panchayat Union, Thuvariman Village, S.Nos.22/5A, 22/5B, 22/6, 22/7A & 22/7B is proposed Construction of Residential Group Housing Building is Technical Clearance and Planning Permission issued by The Assistant Director/Member Secretary (i/c), Madurai Local Planning Authority/ Madurai District Town and Country Planning Office, Madurai in Online File No.SWP/BPA/0316473/2024 dated 19.09.2024 in P.P.No.321/2024 with the validity from 19.09.2024 to 18.09.2032 and Executive Officer/Village Panchayat President of Thuvariman Village Panchayats 225486 LGD Code – Thiruparankundram Block Panchayat, Madurai in ROC No.62/2024-2025 dated 27.09.2024 validity from 27.09.2024 to 27.09.2029 and a legally valid authentication of title of such land for development of the project.
2. That the said land is free from all encumbrances.
3. That the time period within the project shall be completed by us is **31st March 2029.**
4. That Seventy percent 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.
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 we 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 shall take all the pending approvals on time, from the competent authorities.

 **For VISVAS PROMOTERS (P) LTD**
Authorised Signatory



8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we 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 VISVAS PROMOTERS (P) LTD,**
Authorised Signatory
Deponent



Verification

The contents of my above Affidavit cum Declaration are true and Correct and no material has been concealed by me there from.
Verified by me at Madurai on this 21st day of October 2024.

 **For VISVAS PROMOTERS (P) LTD,**
Authorised Signatory
Deponent





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.



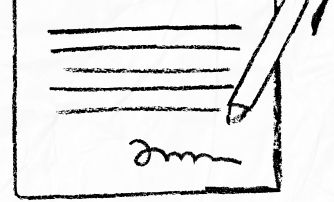
NRI & Investment Services

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

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Chennai, India

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