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

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DY 449468

14.10.2024 கண்ணன்

மதுரை

என். திலக்குமார், பி.பி.ஏ.,
ஸ்டாம்ப் வெண்டர் எண் 333/2021
முத்திரைக்காக விற்பனையாளர்
32 திரு.வி.க. தெரு, பை-பாஸ் ரோடு
மதுரை-625 010, தமிழ்நாடு

DISTRICT TREASURY * MADURAI *

FORM 'B'

[See rule 3(4)]

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, **N.KANNAN,** Door No. 4/646-3D, Veeravanchi Street, Anbu Nagar, Anna Nagar, Madurai North, Alavandhan, Madurai – 625 020. Owner of the proposed Project **TEMPLE CITY, R.S.No – 179/1A1B, 179/4B & 179/6** in Sakkimangalam 1st Bit Village, Madurai East Taluk, Madurai District, I, Owner of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I/We promoters 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

Scanned with CamScanner

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

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

3. That the time period with in which the project shall be completed by me/ promoter is Project is **completed**.

4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the al lotters, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 develop and completed in all respects as per the layout approved by the competent authority.

6. That I/We promoters shall get the accounts audited with in 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 I / We promoters shall take all the pending approvals on time, from the competent authorities.

8. That I /We promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I /We promoters shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Scanned with CamScanner



Deponent

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 Madurai on the 18th day of December 2024.



Deponent

Scanned with CamScanner



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

Verified RealEstate™

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