



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™





ED 008694

R. LAKSHMANAN
STAMP VENDOR
L.C. No 6/772/B3/96
No 261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

23 APR 2025

HARITHA GOPINATH
CHENNAI - 40

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

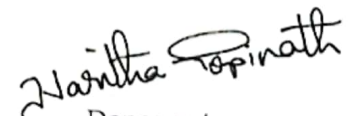
Affidavit cum Declaration of **Mrs. HARITHA GOPINATH** (PAN: ABEPH2240N), (Aadhar No 7435 4479 9054) W/o MR.S.Gopinath, Hindu, aged about 44 years, residing at No.Q-84, Q-Block, 15th Street, Anna Nagar, Chennai - 600 040, promoter of the proposed project at Plot Nos.1, 2 & 3, Survey No.273/1A1B, Situated at Thiruninravur A Village, Avadi Taluk, Thiruvallur District;

I, **MRS. HARITHA GOPINATH**, the promoter of the proposed project, do hereby solemnly declare, undertake, and state as follows:

1. That I have legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. I hereby assert that all the necessary development activities related to the proposed site have been duly completed.
4. That seventy per cent of the amounts realized by me/promoter for the real estate

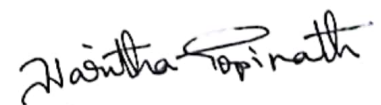
Haritha Gopinath

- project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank. The funds in this account will be used solely for covering the cost of construction and land, as far as building is concerned. For layout projects, it will cover the cost of development and land.
5. That the amounts from the separate account, covering the project cost, shall be withdrawn only after obtaining certification from an engineer, architect, and a chartered accountant in practice. The certification will confirm that the withdrawal is proportionate to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be made 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 ensure that the accounts are audited within six months after the end of every financial year by a chartered accountant in practice. A statement of accounts duly certified and signed by the chartered accountant shall be submitted to the Authority. The audit will verify 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/promoter shall obtain all the necessary approvals from the competent authorities in a timely manner.
 8. That I/promoter have provided all the prescribed documents as required 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

Verification I, the above-mentioned deponent, hereby verify that the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and belief. Nothing material has been concealed by me.

Verified by me at Chennai on this 26.04.2025


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

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

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