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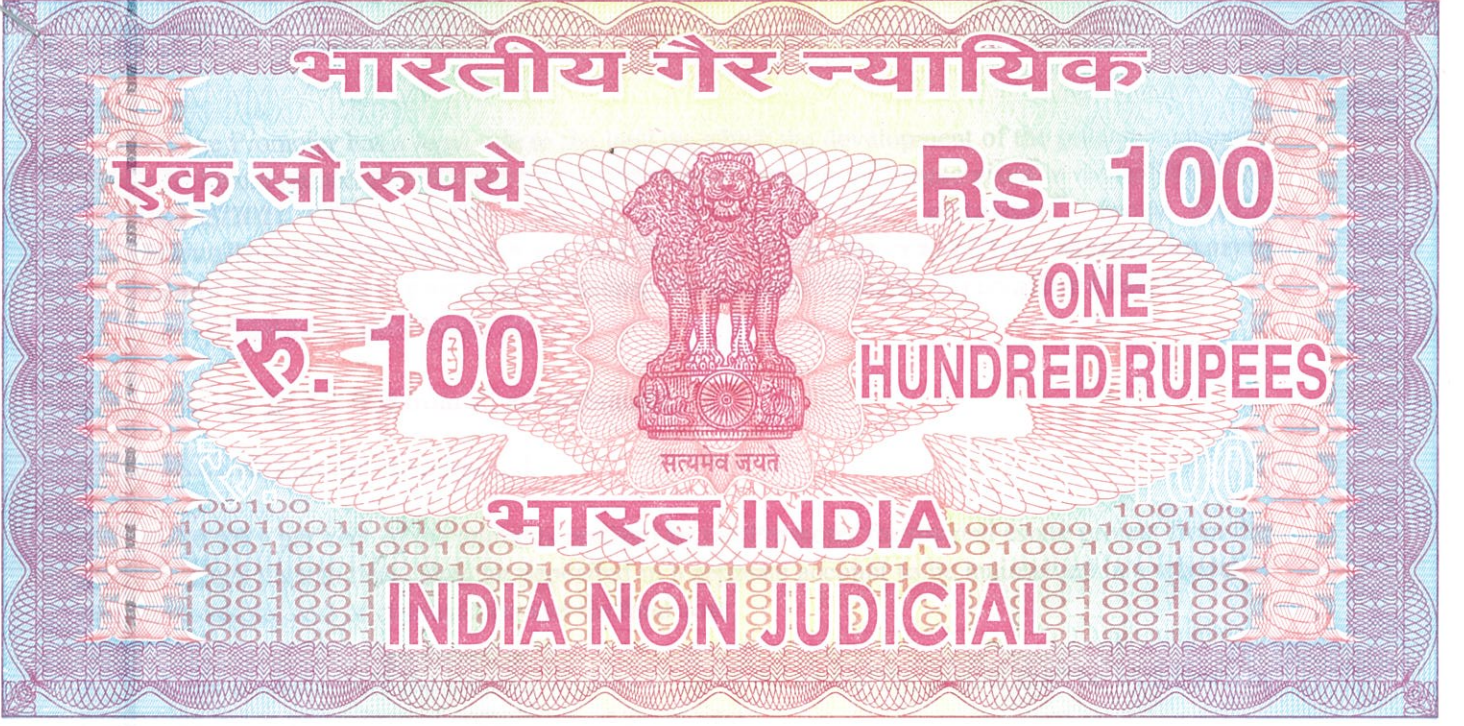
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Official Property Record





தமிழ்நாடு தமிழ்நாடு TAMILNADU

20-12-2024

EV 036257

A.S. SIVASUNDARAM

STAMP VENDOR

L.No.12144/M1/96, Dt.30.9.97
No.159, Arcot Road, Porur, Ch-116.

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

AFFIDAVIT CUM DECLARATION

- 1) Mr.S.MOORTHY S/o.Sernapandi (ID PAN-AIPPM4478B) aged about 57 years residing at, No.93, 1st Floor, Kundrathur High Road, Vigneshwara Nagar, Porur, Chennai- 600116.
- 2) Mr.VIVEK.M.JAIN S/o.Mangalchand Jain (ID PAN- APFPJ5920C) aged about 30 years residing at, Osian Heights, 76, Basin Bridge Road, Washermanpet, Chennai- 600021.

Do hereby solemnly declare, undertake and state as under:



S. S. V
Vivek. M. Jain

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 **"PEARL CITY PHASE-3"** layout of house sites in the **APPROVAL NO.135/2024 Vide ROC No. HZ2CXDS4/2024/TCP obtained from DTCP-Tiruvallur, Comprising in S.no. 52/2, 3, 6, 53/3, 4B, 54/1C1 of Melakondaiyur village, Tiruvallur panchayat union, Tiruvallur Taluk, Tiruvallur District, Pin - 602024, 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



S. G. V.
Vinod M. Jain

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 this27..... day of...January 2025



95
S.DHANASEKARAN, M.A., B.L.
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
192-A, P.H. ROAD, AMINJIKARAI,
Chennai - 29, TAMIL NADU
Call : 98 200 58100
22/1/24

S. E. C.
Vindhi. M. Jani

Deponent

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NRI & Investment Services

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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

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real estate journey

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