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

31 JUL 2024

M. Balaraju
Chennai

DC 853653
S. AYATH BASHA
STAMP VENDOR
L.NO.3 / 3 / 2000
No: 43, SEETHAMMAL RO
TEYNAMPET, CHENNAI - 1
Phone: 9841640694

**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 **Mr. M Balaraju, Mr. G Sreedharan and Mr.C Thilipkumar** are the promoters of the proposed project at GRAND CITY, comprised in survey nos.221/5, 221/6, 221/7, 221/10, 221/11, 221/12, 221/15, 222/1, 222/2A, 222/3A, 222/4, 222/5A, 222/6A and 223/2B of Arambakkam village and Comprised in Survey nos.158/11, 158/12, 158/13 of Thokkamur Village, Gummidipoondi Panchayat Union, Gummidipoondi Taluk, Tiruvallur District, Tamil Nadu – 601201

We, **Mr. M Balaraju, Mr. G Sreedharan and Mr.C Thilipkumar**, promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project - GRAND CITY, comprised in survey nos.221/5, 221/6, 221/7, 221/10, 221/11, 221/12, 221/15, 222/1, 222/2A, 222/3A, 222/4, 222/5A, 222/6A and 223/2B of Arambakkam village and Comprised in Survey nos.158/11, 158/12, 158/13 of Thokkamur Village, Gummidipoondi Panchayat Union, Gummidipoondi Taluk, Tiruvallur District, Tamil Nadu – 601201 is proposed

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

3. That the time period within which the project shall be completed by us is – Project has been already completed.

4. That seventy per cent of the amounts realised by me/promoters 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 developed and completed in all respects as per the layout approved by the competent authority.

6. That 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That promoters shall take all the pending approvals on time, from the competent authorities.

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

9. That promoters 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 and nothing material has been concealed by us therefrom.

Verified by me at Chennai on this 12th day of **August 2024**

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

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