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™





தமிழ்நாடு तमिलनाडु TAMILNADU ₹100 -4 JUL 2024 DT 963137

K. தமிழரசன்
P. வெள்ளாளப்பட்டி

R. RAMASAMY,
STAMP VENDOR
L.No:3861/83
D.M.COURT, KARUR.

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

I, Mr.K.Tamilarasan, S/o Mr.Kandasamy, No. 17, Sengunthapuram 1st cross, Karur-639002, Tamil Nadu in respect of the lands covered in the layout known as **"SKANDHA GARDEN"** situated at in S.F.NO:1786/1B Of Puliyur village, Karur Taluk, Karur District, Tamil Nadu.

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

3. That the development of the project is **completed** by us on **01.07.2024**

4. That seventy per cent of the amounts utilized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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.

Deponents

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 .....day ..05.07.2024.....

Deponents

DIRECTORATE OF TOWN AND COUNTRY PLANNING
(Government of Tamil Nadu)
(Director of Town and Country Planning, CMDA Office Complex, (2nd, 3rd & 4th Floor),
E & C Market Road,Koyambedu, Chennai – 600 107.)

DISTRICT TOWN AND COUNTRY PLANNING, KARUR DISTRICT
(Assistant Director, No: 09, First Floor, Lakshmipuram North Street, Karur Town,
Karur District – 639 001)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.**A.R.RAM PRASANTH** has enrolled as REGISTERED ENGINEER GRADE - I (RE) with this office who has the qualification of **B.E CIVIL ENGINEERING** and experience in the relevant field for 11 years.

He has been given the Registration No. **RE/Gr-I/ 008 / KARUR / JUNE /2024 on 10.06.2024.**

He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules 2019, approved vide G.O (Ms). No.18, MAWS (MA1) Department dated.04.02.2019.

This Registration is valid up to 09.06.2029



JUN 2024

10-6-24

Assistant Director,
District Town and Country Planning
Karur District.

10/6/24



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