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

05 SEP 2024

T. N. Rona

EF 576964

T. SARAVANAN
STAMP VENDOR
No. 227, Vanniyar Street,
Padi, Chennai-600 050.
Licence No. 1 / 2010 / Padi

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

This Affidavit cum Declaration is executed at Chennai on this 5th Day of September 2024, by

1. **Mr. Gangaadharan,** s/o. Ramu Naidu, aged about 58 years, residing at No. 21/15, Bed Ford Apartment, Dr. Alagappa Road, Flowers Road, Chennai – 600 084,

2. **Mr. Mohammed Taher** s/o. Mr. S.S. Mahmoodnaser, aged about 43 years, residing at No. 119, Rehanamanzil, 4th Main Road, Gandhi Nagar, Adyar, Chennai – 600 020,

3. **M/s. JOHITHA HOMES,** a Proprietorship Firm having its office at BG1, Plot No. e, Block B, Jothithas Elite Apartment, Rangasamy Street, Mugalivakkam, Chennai – 600 125, represented by its Proprietor **Mr. V. Amarnadha Reddy Vanteru**, s/o. Mr. V. Jayachandra Reddy,

For Johitha Homes

Proprietor

Promoter of the proposed Project namely **"JOHITHA'S VILLE"** consisting of 2 Blocks, Block 1 & 2: Stilt Floor + 2 Floors + 3 Floor (Part) Commercial cum Residential Building – 27 Dwelling Units situated at Manapakkam Main Road, Kulapakkam, Chennai, comprised in S.No. 26/1 (Part) & 26/2 (Part) and S.No. 26/1B1 & 26/1B2, Kulapakkam Village, Alandur Taluk, Kancheepuram District, Tamil Nadu.

We, Gangaadharan and Mohammed Taher – Land Owners and M/s. Johitha Homes promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/we Promoter have a Legal title to the land on which the development of the project is proposed OR Have entered into joint development agreement / collaboration agreement / development Agreement or any other agreement with Mr. Murali (Mr. Gangaadharan) and Mr. Mohammed Taher who possess a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances OR Possess such encumbrances as Nil including details of any right, title, interest, or name of any party in or over such land along with details.

3. That the time period within which the project shall be completed by me/promoter is **10.05.2026**

4. That seventy per cent of the amounts realised 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 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 the 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.

For Johitha Homes

Proprietor

6. That we 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 we promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

For **Johitha Homes**

Proprietor

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 on this 5th day of September day of 2024.

Deponent

For **Johitha Homes**

Proprietor



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