



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

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

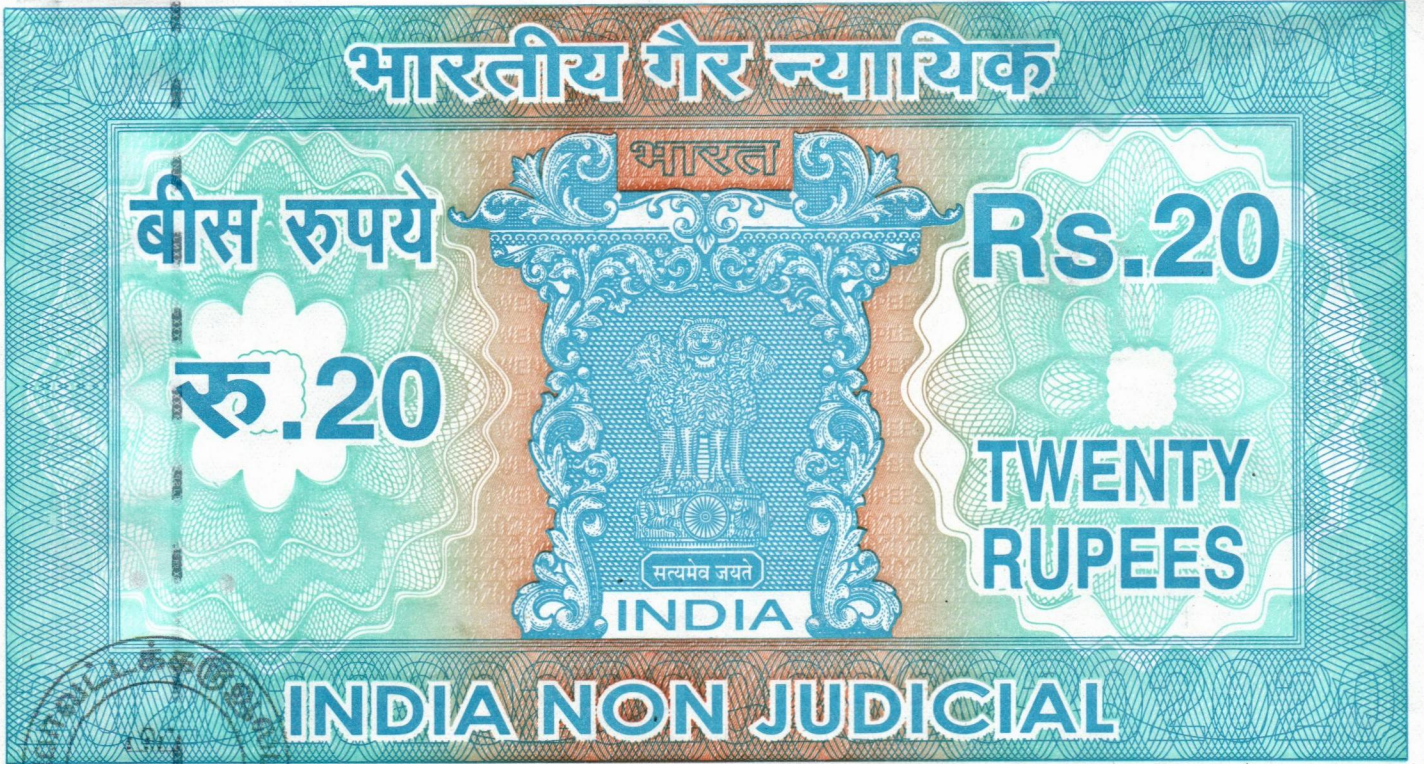
hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





27.05.2024

தமிழ்நாடு TAMIL NADU

V I O

C. Jayaseelan
Pennathur

17AC 274349

L. MOHAN
Stamp Vendor

License No. B3/22/2000
113 A/2, Sundarar Street
T.V. Nagar, Chennai-40

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.

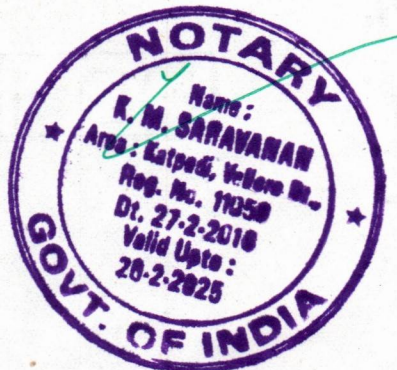
Affidavit cum Declaration

Affidavit cum Declaration of **C.JAYASEELAN** promoter of the proposed project.

We **C.JAYASEELAN** promoter of the proposed project do here by solemnly declare, undertake and state as under.

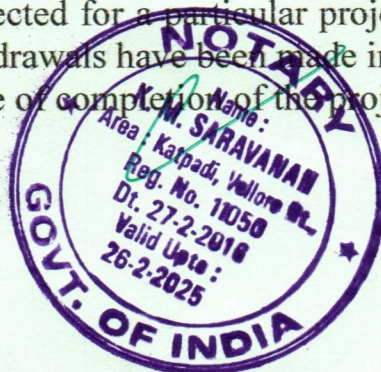
The Project Name is "INIYA NAGAR PHASE-II" and the Survey No.189/6 in Thuthikadu Village, Kaniyambadi Panchayat Union, Vellore Taluk and Vellore District.

K.M. SARAVANAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
A2/309, Meighana Vasantham Towers
Auxillium College Road,
4th East Cross Road, Gandhi Nagar
Katpadi, Vellore - 632 006
☎ : 0416-2240056, 98426 90056



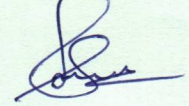
1. That promoters have a legal title to the land on which the development of the project is proposed or have entered into joint development agreement/collaboration agreement/development agreement or any other agreement with who possess a legal title to the land on which the development of the proposed 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 encumbrance as DTCP Approval Sketch including details of any rights, 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 promoters is C.JAYASEELAN is completed.
4. That seventy per cent of the amounts realised by 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 landcost.
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 Registered Engineer stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That promoters 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.

K.M. SARAVANAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
A2/309, Meignana Vasantham Towers
Auxillium College Road,
4th East Cross Road, Gandhi Nagar
Katpadi, Vellore - 632 006
☎ : 0416-2240056, 98426 90056



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

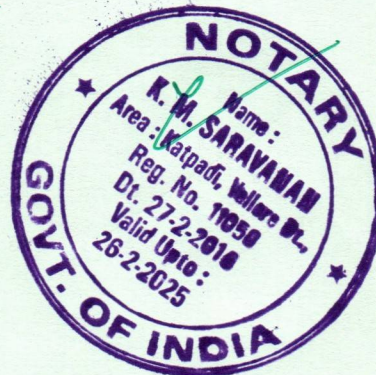
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Vellore on this 29th day of October 2024.

Deponent



K.M. SARAVANAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
A2/309, Meignana Vasantham Towers
Auxillium College Road,
4th East Cross Road, Gandhi Nagar
Katpadi, Vellore - 632 006
☎ : 0416-2240056, 98426 90056





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