



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 தமில்நாடு TAMILNADU

2025

10.6.2025

N. SELVAPRAKASH

D - Gopi

DG 237225

Ph.: 9445081113
D. VIJAYAKUMAR (SV)
#24, NELLIKUPPAM ROAD,
GUDUVANCHERY - 603 202.
L.No.9578/A1/2000/07-09-2000.

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. N. Selvaprakash and DG ENTERPRISES proprietor

D. Gopi Promoters of the proposed project Pondur B Village comprised in Survey No.

510/5A5 Sriperumbudur Taluk, Kancheepuram District, in the state of Tamil Nadu,

We, Mr. N. Selvaprakash (Aadhar No: 3754 3336 9168), DG ENTERPRISES proprietor

D. Gopi (Aadhar No: 9016 3975 9409) residing at No.6, Melpushpakarani Street,

Sriperumbudur Town, Kancheepuram - 602105. Promoters of the proposed project do

hereby solemnly declare, undertake and state as under:

For DG ENTERPRISES


Proprietor

N. Selvaprakash

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have/has 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 real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by me/Promoter 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 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I / 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.

For DG ENTERPRISES

D. G.
Proprietor

N. Sehapatash

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, I / promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For DG ENTERPRISES

D. G. G.
Proprietor

N. Selvakrishna
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 CHENNAI on this 11th day of June 2025

For DG ENTERPRISES

D. G. G.
Proprietor

N. Selvakrishna
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



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