



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

Livedge Constructions

CG 071147

16 JUL 2021

FORM 'B'

[See rule 3(4)]

P.N. முதிர்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 5709/23/2008
உயர்நீதிமன்ற வளர்நம்
சென்னை - 600 104

Affidavit cum Declaration

Affidavit cum Declaration of (1). Mr. R.Roopkumar, (2). Mrs.R.AmruthaKumari, (3). Mr. C.Ramesh, (4). Mrs. Varalakshmi Suresh, (5). Mrs. SangeethaChithirala, (6). Miss. Sreya Suresh (7). Mr. Rishit Chithirala(8.) M/s. Livedge Constructions and (9). K.V.Developers are the absolute owners of land admeasuring 17259.61 sq.ft out of 23,034.61 sq.ft. situated at Old Door No. 75, New Door No. 68 (Earlier Door No.53), Dr. Algappa Road (earlier known as Lauder's Gate Street), Purasawalkam, Chennai – 600084, comprised in O.S.No. 182 (part), R.S.No. 50/2 (part), then R.S.No. 50/5 (part), as per Extract from Town Survey Land Register comprised in R.S.No. 50/20, Block No. 3 of Purasawalkam Village, Chennai District, (Said Land) this Declaration is signed on 12.04.2024.

The First to Seventh of us have appointed the Eighth &Ninth of us M/s. Livedge Constructions and M/s. K.V.Developers (Promoters) jointly as Promoters of the proposed projectat Old Door No. 75, New Door No. 68 (Earlier Door No.53), Dr. Algappa Road (earlier known as Lauder's Gate Street), Purasawalkam, Chennai – 600084, comprised in O.S.No. 182 (part), R.S.No. 50/2 (part), then R.S.No. 50/5 (part), as per Extract from Town Survey Land Register comprised in R.S.No. 50/20, Block No. 3 of Purasawalkam Village, Chennai District, in terms of the Agreement dated 30.06.2023 we do hereby solemnly declare,undertakeandstate asunder

For LIVEDGE CONSTRUCTIONS For KV DEVELOPERS

1. Roopkumar
2. R. Amrutha Kumari
3. Sreya S
4. S. Varalakshmi
5. C. Ramesh
6. Sreya S
7. C. Rishit

[Signature]

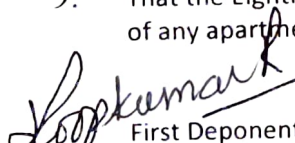
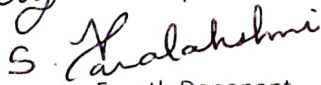
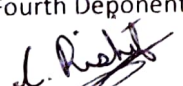
Partner

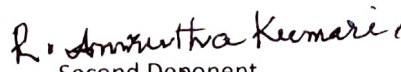
[Signature]

Partner

That we the First to Ninth of us have legal title to the Said Land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.
3. The Eighth & Ninth of us as the Promoters of the Proposed Project declare that the time period with In which the project shall be completed as represented by the Eighth & Ninth of us as Promoters is 31.12.2030 permit is valid upto 27.02.2032.
4. The Eighth & Ninth of us as the Promoters of the Proposed Project declare that seventy per cent of the amounts realized by us as the Promoters for the Proposed Real Estate project from the allottees, from time to time, shall be deposited by the Eighth & Ninth of us as Promoters of the Proposed Project 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 for that purpose as far as buildings are concerned as represented in this Affidavit cum Declaration.
5. That the amounts deposited into the aforesaid separate account by the Eighth & Ninth of us as the Promoters of the Proposed Project on the Said Land is to cover the cost of the project and shall be withdrawn by the Eighth & Ninth of us as the Promoters of the Proposed Project on the Said Land 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.
6. That the Eighth & Ninth of us as 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That the Eighth & Ninth of us as Promoters of the Said Project shall take all the pending approvals on time, from the competent authorities.
8. That the Eighth & Ninth of us as Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Eighth & Ninth of us as 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.


First Deponent

Fourth Deponent

Seventh Deponent


Second Deponent

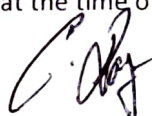

Fifth Deponent

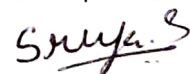
For LIVEDGE CONSTRUCTIONS


Eighth Deponent

Verification

Partner


Third Deponent


Sixth Deponent

For KV DEVELOPERS

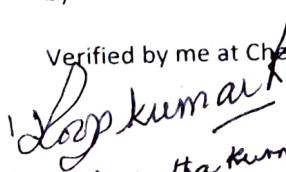
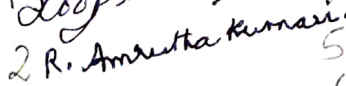
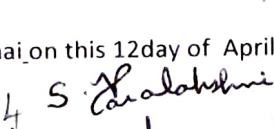
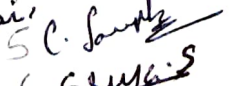
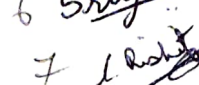

Ninth Deponent

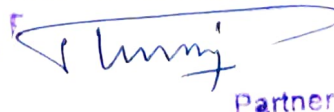
Partner

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

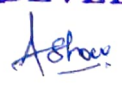
For LIVEDGE CONSTRUCTIONS For KV DEVELOPERS

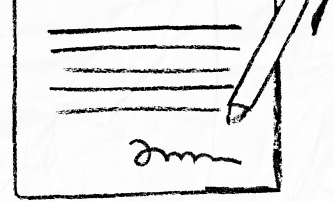
Verified by me at Chennai on this 12 day of April 2024.

1. 
2. 
3. 
4. 
5. 
6. 
7. 


Partner

Deponent


Partner



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.



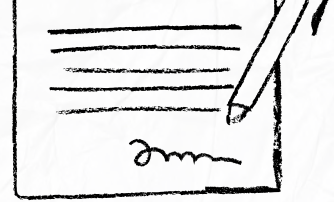
NRI & Investment Services

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