Verified RealEstate™

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

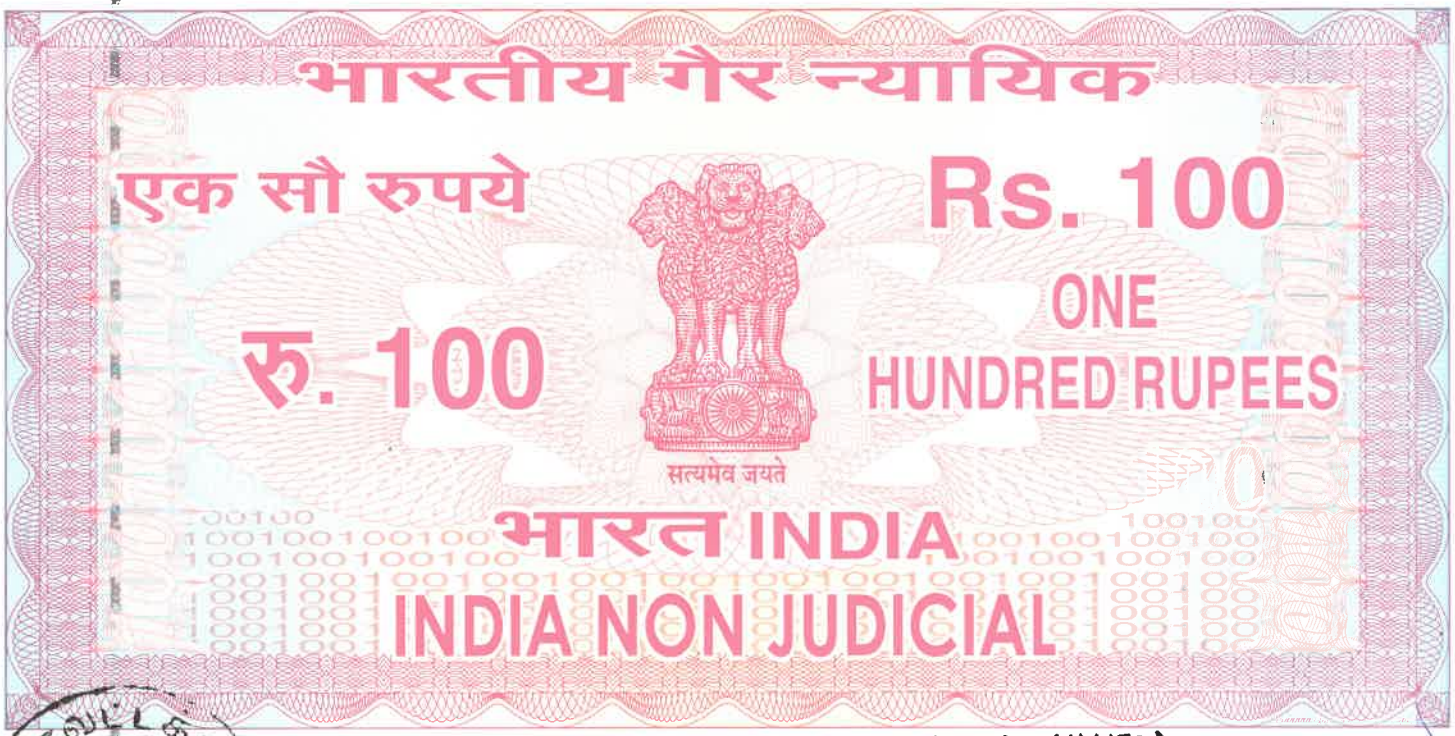
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





M/s KAIRAV DEVELOPERS LIMITED.

தமிழ்நாடு TAMILNADU

ED 217675

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai

AFFIDAVIT CUM DECLARATION

15 MAY 2025

Affidavit cum Declaration of **M/s. KAIRAV DEVELOPERS LIMITED** represented through its Authorised signatory **Mr. H. DHARMARAJAN (Vice President - Chennai)** S/o.Mr. D. Hariharan R/o New 37, Plot No.30C, Balakrishna Road, Valmiki Nagar, Tiruvanmiyur, Chennai 600041, and for the proposed project **"ASHIANA SWARANG PHASE II"**.

I, **Mr. H. Dharmarajan (Vice President - Chennai)** the authorised person for Kairav Developers Limited (**Promoter**) do hereby solemnly declare, undertake and state as under:

1. That the Promoter is developing Phase II of Ashiana Swarang (**Whole Project**) comprising of Block Nos. 6 & 7 having G+4 and S+5 floors on Survey no. Ashiana Swarang Phase 2, consisting of Blocks 6 and 7 having G+4 and S+5 floors comprised in Survey Nos. 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2, 103, 104/1A, 1B, 1C, 1D, 1E1, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B; 116/1A2, 1B(Presently subdivided as 1B2), 1C(Presently subdivided as 1C2), 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt; 117/1A, 1B, 1C, 2A, 2B, 2C; 118/1,2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D, 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B; 122/1A1B; situated at Village Nemeli, Tiruporur Taluk, District Chengalpet Tamil Nadu, Pin Code : 603104

2. That Kairav Developers Limited has carried out a legally valid authentication of title of such land enclosed herewith.

For KAIRAV DEVELOPERS LIMITED

Authorised Signatory
23 Jan 2025

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

4. That the time period within which Block 6 (G+4) and Block 7(S+5) having and floors shall be completed by the Promoter is **15.10.2028.**

5. That seventy per cent of the amount realised by the Promoter for the real estate project from the Allottee(s), 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.

6. That the amount 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.

7. That the 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.

8. That the Promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That the Promoter shall not discriminate against any Allottee(s) at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For KAIRAV DEVELOPERS LIMITED

Deponent

Authorised Signatory

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 Chennai on **23rd June, 2025.**

For KAIRAV DEVELOPERS LIMITED

Deponent

Authorised Signatory



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