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3/350/2 Mettukuppam,
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Chennai, India

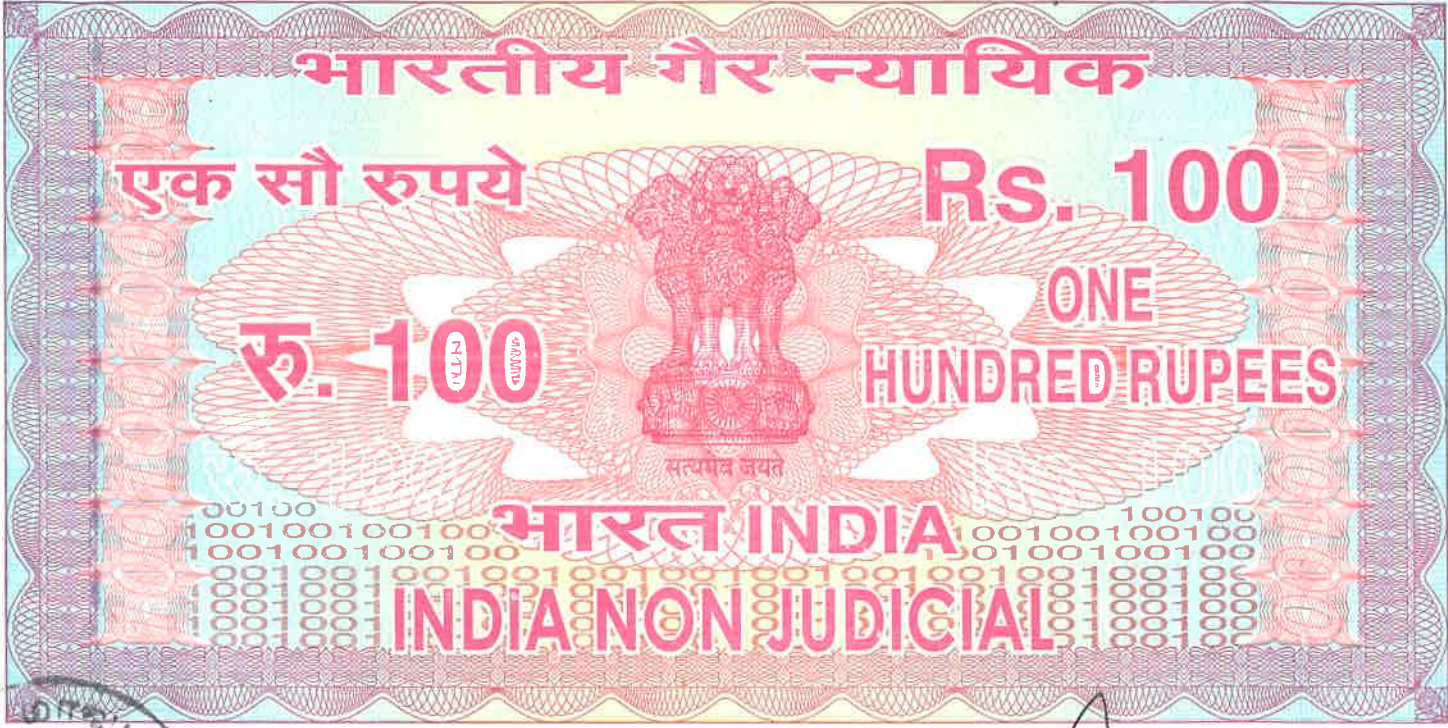
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தமிழ்நாடு தமில்நாடு TAMILNADU

15 JUL 2024

DC 867731

K SANKAR (S)
L No. 1481/94
Nagar, Chennai-1

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 M/s. Puravankara Limited promoter of the proposed project **Provident Bayscape**;

We, **Puravankara Limited** (the “Promoter”) of the proposed project, vide its authorised signatory, **Mr. S Aravindhhaan**, duly authorized by the promoter of the proposed project “**Provident Bayscape**”, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title to the land on which the development of the project of a High Rise Building consisting of Stilt + 18 floors is proposed at S. No. 299/1A1, 299/1B, 299/2A1, 299/2B1, 299/3B1, 299/3C1, 299/4B, 301/1A, 301/2A, 301/3A of Sattan Kuppam Village (Hamlet of Pudupakkam), Vandalur Taluk, Chengalpattu District And 612B/2 of Padur Village, Thiruporur Taluk, Chengalpattu District.
2. The details of encumbrances in relation to such land on which the project is proposed to be carried out, including any dues or litigation, details of any rights, title, interest or name of any party in or over such land on which the project is proposed to be developed is attached to the application for registration.

For Puravankara Limited

Authorized Signatory

3. That the time period within which the project shall be completed by the Promoter is **05.08.2028**.
4. That seventy per cent of the amounts to be realized the 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 development and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn after obtaining a certificate from the Architect/Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout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.
6. That the Promoter shall get its project account audited within 6 (six) months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.
7. That the Promoter shall obtain all pending approvals, if any, on time from competent authorities.
8. That the Promoter has furnished/will furnish such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be.

For Puravankara Limited


Authorized Signatory

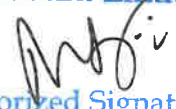
Deponent

VERIFICATION

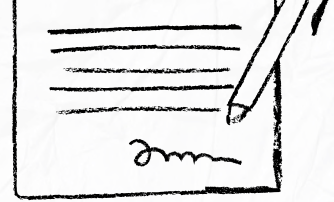
The contents of this Affidavit and Declaration are true and correct and nothing material has been concealed by us therefrom

Verified by me at Chennai on this the 10th of July 2024

For Puravankara Limited


Authorized Signatory

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.



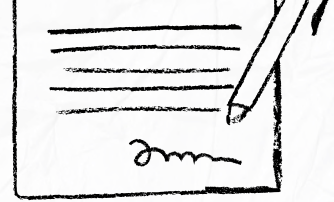
NRI & Investment Services

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

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