

# Verified RealEstate™

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

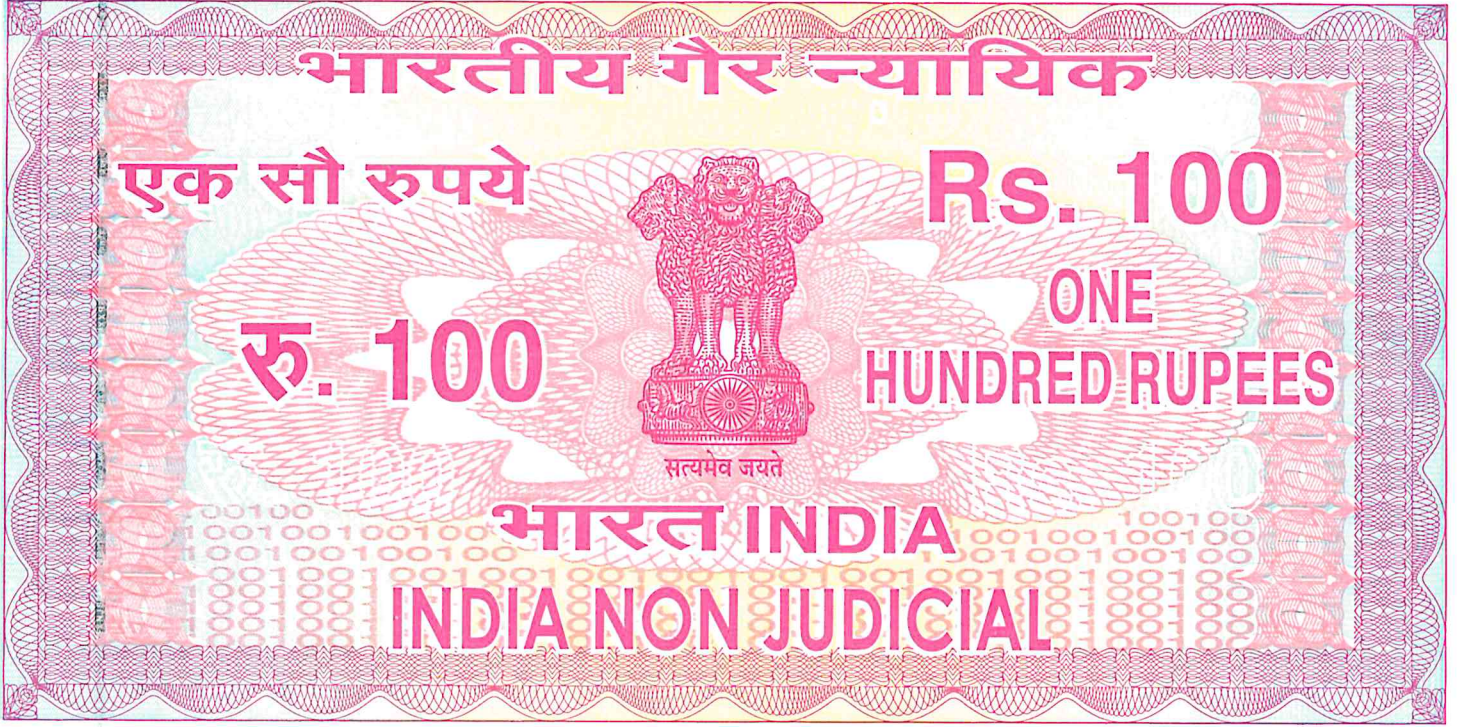
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Official Property Record





தமிழ்நாடு தமில்நாடு TAMILNADU

MP DEVELOPERS  
CH-43

DL 257826

24 MAY 2024

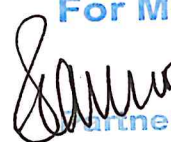
FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Ms. MP Developers, promoter of the proposed project "MP Kumudham Enclave" at Plot no 1,2,3,4,5,6,7,8,9,10,11, 12,13,18,19,20,21,22,23,24,25,26,27,28,29 & 30 S.no 143/1A, Metro Grand City, Kundrathur 'B'village, Kundrathur taluk, Kancheepuram district, Kundrathur Municipality Limit.

I, MP Developers, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

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

For MP DEVELOPERS  
 Partner  
 Partner

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 29/11/2028.
4. That seventy per cent of the amounts realised 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**For MP DEVELOPERS**

  
**Partner**

  
**Partner**  
Deponent

**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 this 05<sup>th</sup> day of June 2024.

For MP DEVELOPERS  
Partner

Deponent

## Our services go beyond



### **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.

## Smarter Tools, Stronger Decisions



### **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<sup>TM</sup>

We're honored to be part of your  
real estate journey

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