

Verified RealEstateTM

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

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

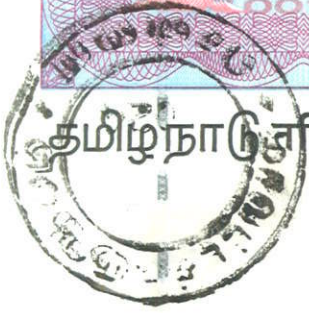
hello@verified.realestate

+91 9996 12 9996

www.verified.realestate

Official Property Record





தமிழ்நாடு தமில்நாடு TAMILNADU

06 FEB 2025

UVAISNA LABBAI
Ch-

DF 071190

V. RAJAVEL, S.A.,
STAMP VENDOR
L. NO: 2183/97
PURASAWAKKAM, CHENNAI-600007
PHONE: 9677035110

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **S.S.M UVAISNA LABBAI, Son of Mr. Shaik Shamsudeen** Promoter of the proposed Project in "BAZZ AVENUE";

I, **S.S.M UVAISNA LABBAI, Son of Mr. Shaik Shamsudeen**, residing at No.68, Muthumari Chetty Street, Mannadi, Chennai - 600001, ("Promoter") of the proposed project do hereby solemnly declare, undertake and state as under:

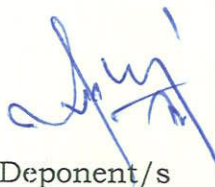
1. That, I / Promoter/ am the Power Holder to the Vacant Land mentioned as Owners Use of Land admeasuring an extent of **2000 SQM**, in the Approved Layout vide Approval No. SD/WDCN14/00871/2024 dated 23.12.2024 comprised in survey No.23/2A3, 2A4, 2A5, 2A6, 2B2, 2B3, 2B4, 2B5 situated in Palavakkam Village, Greater Chennai Corporation, Division 183, Zone: 14

2. That the said land is free from all encumbrances.
3. The project was completed.
4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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.

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^{10th} Day of^{FEB} 2025.



Deponent/s

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 RealEstateTM

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