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™



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 02 JAN 2025 DL 216339

R. BALAKRISHNAN, P. NIRMALA

S. DURGA (A) DURGABAI

CHENNAI.

T.V.OMPRAKASH (S.V.
195,MUTHURANGAM ROA
W.TAMBARAM, CHENNAI-4
No.9893 / B1/2000 DT.7.9.2(
Cell:98413 19588.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTERS.

Affidavit cum Declaration

Affidavit cum Declaration of **1.Mr. BALAKRISHNAN.R, (AADHAR NO. 3212 1731 7522), 2.Mrs.P.NIRMALA, (AADHAR NO. 6247 3465 4088), 3.Mrs. DURGA.S, (A) DURGABAI (AADHAR NO. 4207 5752 4639)** at 7/30, East Chetty Street, St. Thomas Mount, Chennai – 600 016.

We are promoters the proposed project do hereby solemnly declare, undertake and state as under:

1. That we are promoters to the land bearing in **R.S No. 79/1B2 & 79/1C1, Patta No. 28 (Area - 38771.00 Sq.M)** situated at **Rettamangalam Panchayat, Elapakkam Village, Uthiramerur Taluk and Kanchipuram District.**

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

NOTARY GOVERNMENT OF INDIA D.S.VENKATESAN ADVOCATE TIRUVALLUR DISTRICT TAMIL NADU

3. That the time period within which the project shall be completed by us is **28-02-2025**.

4. That seventy per cent of the amounts realized by us for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we shall get the accounts audited within six months after theend 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we 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.

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct andnothing material has been concealed by us therefrom.

Verified by us at St. Thomas Mount, Chennai on this day of 04/01/25.

Deponent

NOTARY GOVERNMENT OF INDIA G.B. VENKATESAN AMBATTUR THIRUVALLUR DISTRICT TAMIL NADU

G.B. VENKATESAN, M.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1/8, Prakasam Karu Street,
Vijayalakshmipuram, Ambattur,
Thiruvallur District - 600 053
Mobile : 9940230922

4/1/25



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