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 24 APR 2025 DF 767921

Sun Associates

K. காயிருளாண்டி
அரசுமுதல் விற்பனையாளர்
1057-11/ஆ7/2021
19/24, பிளாட் எண்.52, கலைஞர் வ
நகரம் நகர், பொன்னேரி, செங்கல்

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 Sun Associates rep by its partner Mr.M.V.Punyasekaren and M/s Poonam Shelters Private Limited rep by its Authorized Signatory Mr.M.R.Narayanaswamy, Promoters of the proposed project, "Shanthi Royal Park Phase III" in Survey Numbers 278/1,278/3A,278/4;343/3,343/6A,343/6B,343/7,344/1, 344/2A, 344/3A, 344/3B,344/4A2 and 344/4B of Bandikavanur Village, Sholavaram Panchayat Union, Ponneri Taluk, Thiruvallur District

For SUN ASSOCIATES

Partner

For POONAM SHELTERS PVT. LTD.

Authorised Signatory

We, M/s Sun Associates rep by its partner MV Punyasekaren and M/s Poonam Shelters Private Limited rep by Authorized Signatory Mr.M.R. Narayanaswamy, promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by the Promoter is - project Completed
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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, 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.
7. That we, the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That we, the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we, the Promoter shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.

For **SUN ASSOCIATES**

PARTNER

M/s Sun Associates

For **POONAM SHELTERS PVT. LTD.**

Authorised Signatory

M/s Poonam Shelters Private Limited

Deponents

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 3rd MAY 2025.

For SUN ASSOCIATES

Partner

M/s Sun Associates

For POONAM SHELTERS PVT. LTD.

Authorised Signatory

M/s Poonam Shelters Private Limited

Deponents



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