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தமிழ்நாடு தமில்நாடு TAMILNADU

19.05.2025. A. சிங்கமணி

S. சுவாமிநாதன்

சுருதி

FORM 'B'

[See rule 3(4)]

M. Rajamoni  
M. ராஜாமணி

முத்திரைத்தாள் விற்பனையாளர்  
L.No:7333/B-1/97/ஒ1  
74, சுப்பகோணம் வீதி, M.K பாளையம்  
கோவை - 15, தமிழ்நாடு.  
Ph. 93452 62764

EK 685157



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 Mrs.A.Hamsaveni and Mrs.S.Devika, Owners and Promoters of the project named as "V S GARDENS" comprised in Survey No.270/1B1 measuring an extent of 2.26.1/4 Acre (9156 Sq.mts) situated in Chennimalai Village, Panayampalli Panchayat, Perundurai Taluk, Erode District, Tamilnadu.

A. Igey le.

S. Devi

That **Mrs.A.Hamsaveni and Mrs.S.Devika**, Owners and Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/We, Mrs.A.Hamsaveni and Mrs.S.Devika, who possess a legal title to the land on which the development of the proposed project is to be carried out 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.
2. That the said land is free from all encumbrances.

OR

Possess such encumbrances as on today including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project has been completed.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal can be done after obtaining certificate from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/ We shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce statement of accounts duly certified and signed by such chartered Account 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.

A. Hamsaveni

S. Devika

7. That I/We shall take all the pending approvals on time, from the competent authorities.
8. That I/We shall take all the pending approvals on time, from the competent authorities.
9. That I/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.

A. Heyler.

S. Dewi

Deponents(s)

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Chennai on this 26.05.2025.

A. Heyler.

S. Dewi

Deponents(s)



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.



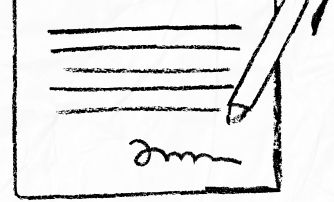
### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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



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real estate journey

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