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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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भारतीय गैर न्यायिक

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

06 FEB 2024

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13 FEB 2024

SOBHA LTD. CHENNAI-32

DD 089367

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Vanganallur, Chennai - 600 061.
L.No: 4255 / 31 / 95

FORM B
[See rule 3(4)]

Affidavit cum Declaration of Promoters of the proposed project **Sobha Conserve**.

We, **SOBHA LIMITED**, (CIN:L45201KA1995PLC018475), **(PAN: AABCS7723E)**, a Public Limited company incorporated under the Companies Act, 1956, having its Registered Office at 'SOBHA', Sarjapur-Marthahalli Outer Ring Road, Devarabisnahalli, Bellandur Post, Bangalore-560103 and Regional Office at 5th Floor, Polyhose Towers (Formerly SPIC Annex Buildings), Door No. 86 & 88 Annasalai, Guindy, Chennai-600032, represented by its Regional Head and Authorized Signatory Mr. K.R. Ravi, herein after referred to as **Promoter No.1** and

(1) M/s. Alpha Industries (PAN: AAFA1233B), a partnership firm constituted and represented herein by its Partners, M Abraham Roy son of KM Vaidyan, aged about 70 years, Prema Roy wife of Abraham Roy, aged about 68 years and Anju Sarah

For SOBHA LIMITED

Authorised Signatory

Mathew daughter in law of M Abraham Roy and wife of Mr. A Mathew Vaidyan, aged about 31 years, having office at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Chennai 600029, hereinafter referred to as **Promoter No.2**.

(2) M Abraham Roy (**PAN AAEPR6607A and Aadhaar No.3320-3277-6405**), son of K.M.Vaidyan, aged about 70 years, residing at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Chennai 600029, hereinafter referred to as **Promoter No.3**,

(3) Prema Roy (PAN AAGPP9694K and Aadhaar No.6097-3416-5384), wife of M.Abraham Roy, aged about 68 years, residing at No.1, Railway Colony, 2nd Street, Nelson Manickam Road, Chennai 600029, herein after referred to as **Promoter No.4**

The Promoter No.2 to No.4 are represented by their Power of Attorney SOBHA LIMITED, (CIN:L45201KA1995PLC018475), a Public Limited company incorporated under the Companies Act, 1956, having its Registered Office at 'SOBHA', Sarjapur-Marthahalli Outer Ring Road, Devarabisnahalli, Bellandur Post, Bangalore-560103 and Regional Office at 5th Floor, Polyhose Towers (Formerly SPIC Annex Buildings), Door No. 86 & 88 Annasalai, Guindy, Chennai-600032, appointed under the General Power of Attorney dated 04.10.2023, registered as Doc.No. 24472 and 24473 of 2023, at SRO Thiruporur, represented by its Authorized Signatory Mr. K.R. Ravi, the promoters of the proposed project Sobha Conserve, do hereby solemnly declare, undertake and state as under:

1. That Promoter No.2 has legal title to their land for development in Survey No. 47/3, admeasuring 3 Acre and 48 cents and, the Promoter No.3 & 4 has legal title to their land for development in Survey No.47/2, admeasuring 3 Acre and 48 cents, situated at Pudupakkam Village, Vandaloor Taluk, Chengalpattu District, total area of 6 Acre and 96 cents, on which the development of the project is proposed and the Promoter No.1 have entered into Joint Development Agreement with Promoter No.2,3 and 4, 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 Promoter No.1 (as Developer) and promoter No.2,3 and 4 (as Land Owners) for development of the project is enclosed herewith.

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

3. That the time period within which the project shall be completed by promoters is 31st March 2026.

4. That seventy per cent of the amounts realised by me/promoters 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 land cost and shall be used only for that purpose.

For SOBHA LIMITED

Authorised Signatory

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.

6. That promoters 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 Promoter No.1 shall take all the pending approvals, on time, from the competent authorities.

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

9. That promoters 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 SOBHA LIMITED

Authorised Signatory

Deponent
(Promoter No.1 for self and
Power Agent of Promoter No.2,3 and 4)

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chennai on this 14th day of March 2024.

For SOBHA LIMITED

Authorised Signatory

Deponent
(Promoter No.1 for self and
Power Agent of Promoter No.2,3 and 4)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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