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

05 APR 2025

DF 344495

Navin Housing & Properties Pvt Ltd
Chennai - 600035

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

AFFIDAVIT CUM DECLARATION

We **M/s. NAVIN HOUSING AND PROPERTIES (P) LTD., (PAN: AAACN9269M)** a Company incorporated under the Companies Act 1956, having its registered Office at "Navin's Triumph", Nos.802 & 804, Anna Salai, Nandanam, Chennai-600 035, represented by its Managing Director **Mr. VISWAJITH KUMAR (PAN: AFUPV4351G) (AADHAAR: 4569 1027 8794)** son of Dr. R. Kumar, aged about 40 years, appointed as Power of attorney (vide GPA Document dated 11.02.2025, registered as Document No.312 of 2025, on the file of SRO, Chennai Central Joint-II) to **1) Mr. J. BADRI NARAYANAN (PAN: AAKPB5646D) (AADHAAR:4063 8625 3638)** son of Mr. Jagathrakshagan, aged about 52 years and **2) Mrs. T.S.ANU (PAN:**

For Navin Housing & Properties Pvt. Ltd.

Managing Director

J. Badri Narayanan

Anu

AAPA8523L) (AADHAAR: 8029 0078 9473) wife of Mr.V.Sriramkrishnan, aged about 44 years, Land owners of vacant land, bearing New Door No.14 and Old Door No.13, College Road, Nungambakkam, Chennai-600 006, comprised in Old R.S.No.78/1 and as per Patta T.S.No.78/13, Block No.14, situated in Nungambakkam Village (Nungam bakkam Town), Egmore Taluk, Chennai District, within the limits of St. Thomas Mount Panchayat Union. The said Land owners have requested the promoter M/s. Navin Housing and Properties (P) Ltd., to develop the afore mentioned land on joint venture basis and accordingly entered into Joint Development Agreement dated 11.02.2025 and named the project as **"NAVINS AUM GRIHA",** both promoter and Land owners do hereby solemnly declare, undertake and state as under:

1) That, we the promoter have a legal title to the land on which the developmentof 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 for "**NAVINS AUM GRIHA**" is 10/10/2027

4) That seventy per cent of the amounts realized 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 construction and the land cost and shall be used only for that purpose, as far as building is concerned.

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 Navin Housing & Properties Pvt. Ltd.

Managing Director

J. Badri Narayan

Adv.

6) That 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

9) That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Navin Housing & Properties Pvt. Ltd.

Managing Director

J. Badri Narayanan

DEPONENT[S]

VERIFICATION

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

Verified by me at Chennai on this 05th day of April 2025.

For Navin Housing & Properties Pvt. Ltd.

Managing Director

J. Badri Narayanan

DEPONENT[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.



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