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

12-2024

தமிழ்நாடு தமிழ்நாடு TAMILNADU

- 3 DEC 2024 DK 330543

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ✆: 9840173096

LML HOMES LLP CHENNAI 600 010

FORM-B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. LML HOMES LLP** represented by its Designated partner **Mr. Mahesh Kumar Kothari** S/o Suresh Chand Kothari aged about 44 years, having its office at Ankur Manor, 1st Floor, New No.271,(Old No: 182), Mc Nichol Road, Poonamallee High Road, Kilpauk, Chennai – 600 010, promoter of the Project LML SKY LIVING Apartment, situated at Service Road,(Durgas Road) Kishkinta Main Road, Kannadapalayam, West Tambaram, Chennai- 600045 bearing Survey Number. 36/1B, 36/2B,36/3A2A & 262/1A, T.S. No. 19/1,19/2,19/6 & 19/7 of Block No. 19, Ward –C of Tambaram Village, Tambaram Taluk, within the limits of Tambaram City Municipal Corporation measuring an extent of 144 cents

For LML HOMES LLP

Designated Partner / Authorised Signatory

We **M/s. LML HOMES LLP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We **M/s. LML HOMES LLP** possess a legal ownership of the land on which the development of the proposed project.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 1st January 2030.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter 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 LML HOMES LLP

Deponent

Designated Partner / Authorised Signatory

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 me at Chennai
on this

Deponent

For LML HOMES LLP

Designated Partner / Authorised Signatory



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