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தமிழ்நாடு तमिलनाडु TAMILNADU

21 OCT 2024

DH 794700

P. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

TVS EMERALD LIMITED CHENNAI 600 034

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 TVS Emerald Limited, formerly known as M/s. Emerald Haven Realty Limited, Chennai, promoter of the proposed project viz

"TVS EMERALD UDYANA PHASE III

Non High Rise Building Development with stilt + 5 Floors consisting of 135 dwelling units in Plot No169 in the approved House site Layout comprised in S.No. 177/2 (Pt), 202/6, 202/7, 203, 204/1A (Pt), 204/2 (Pt), 204/3 (Pt), 205/1 (Pt) & 205/2 (Pt)in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District and Planning permission issued by CMDA in OL-PP/NHRB/0142/2025 and Planning permit No. OL-01735 dt. 24.4.25 and Building permit issued by Vengaivasal Panchayat President in Roc.No.21/25 dt. 26.5.25

For TVS EMERALD LIMITED

Authorized Signatory

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

21 OCT 2024

DH 794699

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN
No. 79/91, VALLUVARKOTTAM HIGH
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

TVS EMERALD LIMITED CHENNAI 600 034

I, B. BALACHANDAR , aged 50 years, S/o. BALAKUMAR, Authorised Signatory of M/s. TVS Emerald Limited formerly known as Emerald Haven Realty Limited, Ispahani Centre, 4th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

   OR

   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with 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.
   Vengaivasal Realty LLP have a legally valid authentication of title of project land are the owners of the property and they have appointed M/s. Haritha Realty Developers LLP and the Applicant promoter as their Power of Attorneys for development of the project vide a

For TVS EMERALD LIMITED

Authorized Signatory

deed of POA dt. 9.8.2019 registered as Doct No. 9663/19 in the Sub Registrar Office , Selaiyur to do al l the acts enumerated therein either jointly or severally.

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

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

3. The project will be completed by **25-05-2030**

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, 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 is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done 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 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 TVS EMERALD LIMITED

Deponent

Authorized Signatory

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 the 27th Day of May, 2025

For TVS EMERALD LIMITED

Authorized Signatory

Deponent



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

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OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate