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தமிழ்நாடு तमिलनाडु TAMILNADU

- 3 JUN 2025

DK 998702

C. Thirumohan
STAMP VENDOR
L.No: 109/84/88-9
HIGH COURT CAMPUS
CHENNAI-600 104.

TVH Estates Chennai Pvt Ltd

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of

1. **M/s.MAVAADI PROJECT PRIVATE LIMITED,**

2. **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED,**

Both companies are having residing at TVH-Novella No.16/17, III Cross Street, R.A Puram, Chennai, Tamil Nadu - 600028, both are represented herein by their Power Agent **M/s. TVH ESTATES CHENNAI PRIVATE LIMITED,** a company incorporated in accordance with the provisions of the Companies Act 1956, having registered office at TVH-Novella No.16/17, III Cross Street, R.A Puram, Chennai, Tamil Nadu -600028, represented by its Director Mr.M.Gokul, Son of Mr.Mohana Sundaram,

For TVH Estates Chennai Pvt. Ltd.

Authorised Signatory

3. **Mr.N.SAMMANDHA MURTHY @ N.S.MURTHY,** (PAN – AACCT6628C), S/o. Mr.Natesan @ Mr.Natarajan, residing at Door No. 3/11, 3rd Street, Ashtalakshmi Avenue, Pallikaranai, Chennai – 601 302, represented herein by his **Power Agent Mr.Sunder Rajan,** (Aadhar No. 861968034298) S/o. Mr.V.Rangachari, residing at No.27, Veeraperumal Koil Street, Mylapore, Chennai – 600 004 (appointed under General Power of Attorney deed dated 12.01.2007 registered as Document No. 139/2007 in District Registrar of Central Chennai], the land in survey no.170 part now 170/2 is demarked towards road widening which was rectified as per the instruction of DTCP by deed of rectification dated 11.02.2025 registered Doc No.3295 in SRO Thiruporur, do hereby solemnly affirm and declare as follows.

We are swearing this affidavit in our & capacity of Power Agent of 1.**M/s.MAVAADI PROJECT PRIVATE LIMITED** 2. **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED**, both are represented herein by its Power Agent **M/s. TVH ESTATES CHENNAI PRIVATE LIMITED** 3. **N.SAMMANDHA MURTHY @ N.S.MURTHY** represented herein by his Power Agent Mr.Sunder Rajan,

a) That the promoter/Principal has a legal title to the land on which the development of the project is proposed and the Promoter who possess a legal title to the land on which the development of the proposed project in Block 8 to 26 NHRB (consist of 81 Residential dwelling units of Ground + 2 floors & amp; 2 Commercial units of ground + first floor & Gym and Indoor games) comprised in Survey Nos.167/1, 167/2, 169/1A, 169/1B1, 169/1B2, 169/1B3, 169/2, 170/2, 172, 173/3, 173/4, 174/1, 174/2, 175/1, 175/2, 176/1A, 176/1B, 176/2, 176/1C, 177/1, 177/2, 177/3, 179/1, 179/2A, 179/2B, 179/2C, 183/2, 185/1, 186/2B, 188/2A, 188/2B, 188/2C, 189/2, 189/3, 190/1, 190/2, 190/3, 191/1, 191/2, 193/1, 193/2A, 193/2B, 193/2C, 193/2D, 194, 195, 196, 197/1, 197/2A, 197/2B1, 197/2B2,197/2B3, 197/3A,

For TVH Estates Chennai Pvt. Ltd.

Authorised Signatory

197/3B, 197/2C, 197/3C, 197/2D, 197/2E, 197/2F1, 197/2F2, 198/1, 198/2, 199/1A, 199/1B, 199/1C, 199/1D, 199/1E, 199/2A, 199/2B, 199/2C, 199/2D, 199/2E, 199/2F, 199/2G, 200/2A, 200/2B, 200/2C, 200/2D, 200/2E, 200/2F & 205 situated at Kazhipattur Village, Thiruporur Taluk Chengalpet District.

b) In respect of Survey no.170/2 originally belongs to N.Sammandha Murthy @ N.S.Murthy represented herein by his **Power Agent Mr.Sunder Rajan,** the said land is demarked towards road widening and same is enclosed.

AND

1. a legally valid authentication of title document is enclosed herewith along with an authenticated and 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.
3. The Project will be completed by me/promoter in 31.03.2028.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the purchasers/allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the land cost and development expenses 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 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 utilised for the project and the withdrawals have

For TVH Estates Chennai Pvt. Ltd.

Authorised Signatory

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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For TVH Estates Chennai Pvt. Ltd.

Authorised Signatory

Deponent

Verification

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

For TVH Estates Chennai Pvt. Ltd.

Authorised Signatory

Deponent

Verified by me at Chennai

On this 30th day June 2025.



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.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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