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தமிழ்நாடு तमिलनाडु TAMILNADU

08 FEB 2025 DF 239377

Land Marvel Homes and Others

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017.

மாவட்டக்கருவூலம் சென்னை-600035
19 JUN 23-2024

FORM-B

Affidavit cum Declaration

Affidavit cum Declaration of **(1) M/S. LAND MARVEL HOMES (2) C.V.S LAKSHMAMMA** wife of C.V. Suryanarayan **(3) M VINAYAGHARAAJ** son of Muthuraman (4) **SUDHIR SINGHI** son of Sushil Chandra Singhi Promoter / Power Agent of the project **"IYRA MARVEL"** Proposed Construction of Stilt Floor (Mechanized car parking) + 5 Floors (Office) (Height 18.30m) Commercial Building at Plot No.329 and 330, Old Door No. 27 and 29, New Door No. 59 and 61, First Avenue, Indra Nagar, Adyar, Chennai comprised in Old S.No. 4part, T.S.No. 27 and 28, Block No.13 of Kalikundram village within the limits of Greater Chennai Corporation.

C.V.S. Lakshmamma

For Land Marvel Homes

Partner

We, **(1) M/S. LAND MARVEL HOMES (2) C.V.S LAKSHMAMMA (3) M VINAYAGHARAAJ (4) SUDHIR SINGHI** Promoter / Power Agent of the project done by solemnly declare, undertake and state as under:

1. We have a legal title to the land on which the development of 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 promoter is **31st Dec 2025**.

4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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

C.V.S. Lakshmamma

For Land Marvel Homes

Partner

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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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.

C.V.S. Lakshmanan

For Land Marvel Homes

Partner

Deponent

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 day of 08.02.2025.

C.V.S. Lakshmanan

For Land Marvel Homes

Partner

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.



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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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