Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

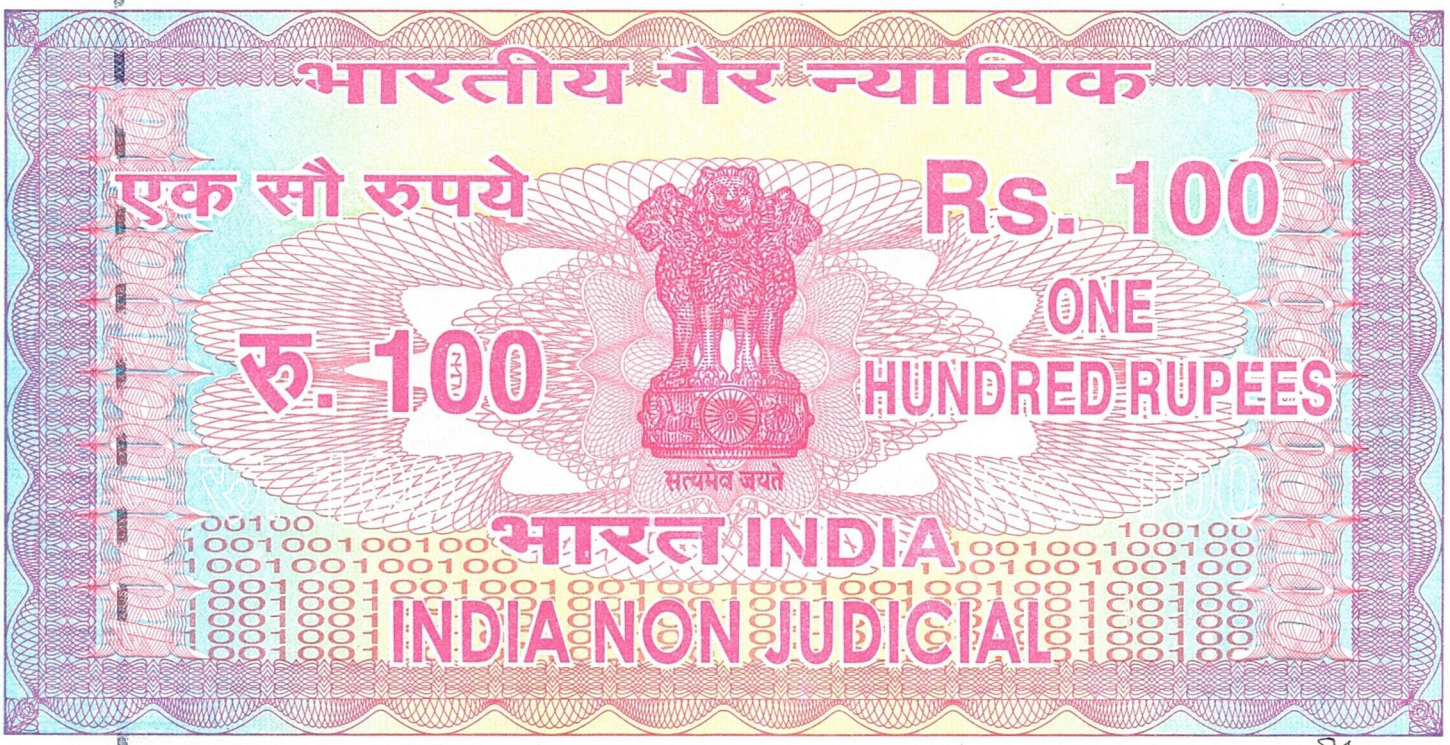
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™






தமிழ்நாடு तमिलनाडु TAMILNADU

12 AUG 2021

CL 122558

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / ஆ3 / 2000
No: 43 SEETHAMMAL ROAD,
TEYNAMPET, CHENNAI - 18.
Phone: 9841640694

Ceebros Hotels (P) Ltd

Ch.

மாவட்டக் கருவூலம் சென்னை-600006 15 2021

**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 the CEEBROS Hotels Private Limited, a Private Limited Company incorporated under the Companies Act 1956, having their registered office at 'Sukriti", No.19/1, 3rd Cross Street, R.A.Puram, Chennai – 600 028, represented by its Managing Director Mr.C.Subba Reddy, "PROMOTER", of the proposed projects at New Door No5, Old Door No.4, Sathyaranarayana Avenue, Boat Club, R.A.Puram, Chennai – 600 028,

For Ceebros Hotels Private Limited

Managing Director

Ceebros Hotels Private Limited Chennai 600 028

1. **Mr.C.SUBBA REDDY,** son of Sri.C.P.Rami Reddy, Managing Director CHPL/Power Agent, Hindu, aged about 68 years, residing at No.28, Adyar Club Gate Road, R.A.Puram, Chennai- 600 028, **AND/OR**

2. **Mr.R.V.SUNDAR**, son of late Mr.P.Ramalingam, Hindu, aged 57 years, residing at Flat 2J, Primrose, Ceebros Gardens, Door No.1, Vembuliamman Koil Street, Virugambakkam, Chennai 600 092, **AND / OR**

3. **Mr.K.SATHISH**, son of late Mr.S.Kapali, Hindu, aged about 47 years, now residing at Door No.41/39, Anna Nedunchalai, Perungudi, Chennai – 600 096,

We do hereby solemnly declare, undertake and state as under:

1. That We, promoter have a legal title to the land on which the development of the project is proposed construction of Office building an extent 1832.50 Sq.Mtrs (8 grounds and 525 sq.ft) situated at New Door No.5, Old Door No.4, Sathyanarayana Avenue, Boat Club, R.A.Puram, Chennai – 600 028, comprised in R.S.No.3900/4 Block No.84, Mylapore Village, Mylapore Taluk, Chennai District, within Greater Chennai Corporation Limits and Lands bounded on the :

| | | |
|---|---|---|
| North by | : | Benz Garden, |
| South by | : | Sathyanarayana Avenue & Plot No.3A, Sathyanarayana Avenue |
| East by | : | Plot No.3A, Sathyanarayana Avenue & Plot No.4, [R.S.No.3900/16] |
| West by | : | Plot No.2A, Sathyanarayana Avenue [R.S.No.3900/5] |

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed us is 31.12.2027.
4. That seventy per cent of the amounts realized 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.

For Ceebros Hotels Private Limited

Managing Director

Ceebros Hotels Private Limited Chennai 600 028

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 We 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 we shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

**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 30th day of August 2024.

For Ceebros Hotels Private Limited

Managing Director

Ceebros Hotels Private Limited Chennai 600 028

Deponents



## 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