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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DG 012434

- 5 MAR 2025

INCOR CHENNAI PROJECTS TWO PVT.LTD.
CHENNAI

A. VALLIMANAVALAN (S.V)
06 / CH (S) / 2008 Dt. 19-11-2008
West Tambaram, Chennai - 45.
Cell: 9840386492

FORM 'B'

[See rule3(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. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd., M/s. Incor Chennai Projects ThreePvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, company incorporated under the Compaines Act 1956 having registered office at #1/212, Pbel City, Thaiyur, Rajiv Gandhi Salai, OMR, Kelambakkam, Tamilnadu-603103, represented by M/s. Incor Chennai Projects Two Pvt. Ltd, "PROMOTER", promoter of the proposed project INCOR PBEL CITY at #1/212, Thaiyur, Rajiv Gandhi Salai, OMR, Kelambakkam, Tamilnadu-603103.

We, M/s. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd., M/s. Incor Chennai Projects Three Pvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, Pbel Developer india Pvt Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That We, Have entered into joint development agreement with M/s. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd., M/s. Incor Chennai Projects Three Pvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, who possess a legal title to the land on which the development of the proposed project is to be carried out for development of the project is enclosed herewith.

Proposed additional construction of high rise buildings in the existing group development comprising of Block B5, B6, C1, C2, C3, C4, C5, C6 (RESIDENTIAL) with Stilt + 14 Floors; Club House Block Name (Club House & MLCP Parking 5 Levels) With Ground + 4 Floors at Rajiv Gandhi Salai (Old Mahabalipuram Road) Thaiyur, Pin 603103.

Comprised in survey Nos: 1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1,1401/31B2, 1401/32, 1401/33, 1401/42B1 & 1485, Thaiyur "B" Panchayat, Thiruporur, Panchayat Union, Thiruporur Taluk, Chengalpattu District.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter as follows:

S.No	Block Names	Completion Date
1	**B-5**	12-04-2028
2	**C-1**	06-07-2028
3	**C-2**	14-07-2029
4	**B-6**	18-12-2028
5	**C-3**	14-12-2029
6	**C-6**	24-07-2030
7	**C-4**	20-07-2030
8	**C-5**	30-07-2030

3. That seventy per cent of the amounts released 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.

PBEL Property Development India Pvt Ltd Chennai 603103
PBEL DEVELOPERS INDIA PVT LTD
INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103
INCOR CHENNAI PROJECTS THREE PVT. LTD.
INCOR CHENNAI PROJECTS FOUR PVT. LTD.

4. 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.
5. That I 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
6. That I shall take all the pending approvals on time, from the competent authorities.
7. That I has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I 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 therefrom.

Verified by me at Chennai on this 25th day of February 2025.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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DG 012436

5 MAR 2025

INCOR CHENNAI PROJECTS TWO PVT.LTD.
CHENNAI

A. VALLIMANAVALAN (S.V)
06 / CH (S) / 2008 Dt. 19-11-2008
West Tambaram, Chennai - 45.
Cell: 9840386492

AFFIDAVIT

We M/s. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd., M/s. Incor Chennai Projects ThreePvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, M/s. Pbel Developers india Pvt Ltd, THAIYUR, OMR, KELAMBAKKAM CHENNAI 603103. **(Project Name:- INCOR-PBELCITY) for all blocks applied now are B5,B6,C1,C2,C3,C4,C5,C6, E1,E2 & MLCP blocks, consists of 2324 units** as per DTCP approval of Residential Building comprising SRY NO:- 1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1, 1401/31B2, 1401/32, 1401/33, 1401/42B1, 1485.

With Reference to your letter dated 12-03-2025 for issuing of TNRERA approvals for the online application number TNRERA/PBI/0787/2024, dated 27/12/2024 and here in above we declare that

PBEL Property Development (I) Pvt. Ltd. Chennai 603103

PBEL DEVELOPERS INDIA PVT LTD

INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103

INCOR CHENNAI PROJECTS THREE PVT. LTD.

INCOR CHENNAI PROJECTS FOUR PVT. LTD.

1. In the reference cited above, we have submitted that our property located next to OMR, wherein multi-storied residential/ commercial buildings are under development and a partial residential building has already been developed in accordance with the DTCP approvals obtained. We obtained a letter to hand over the land to Special tahsildar land acquisition an extent of 4564 square meter (i.e., 49126 square feet) in S.No.1380/1 part (1380/1A) vide letter no Na/Ka/En:-483/2023/A3 dated 28.07.2023
2. Thereafter Tamilnadu Roads Development Corporation TNRDC was taken up the said land area for Road expansion of kelambakkam bypass in the interest of public. The road was laid accordingly.
3. This was not mentioned in our Undivided share of our project proposals. The same extent was carried out in the land availability on site plan and the area of 4564 sqmts was mentioned in UDS extract for your reference.
4. However as per the approved plans issued by competent authority(ies) in accordance with various schemes in phase wise developments shall not affect in any manner. However, the rights and entitlements of the purchaser(s) will remain same as per Agreement of sale, executed by Promoter.

INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103

Declarant/ Deponent

Verification

Verified that the contents of my above declaration are true and correct to best of my knowledge and belief and nothing has been concealed therein verified at Chennai on 28-04-2025.

PBEL Property Development (I) Pvt. Ltd. Chennai 603103

PBEL DEVELOPERS INDIA PVT LTD

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

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Smarter Tools, Stronger Decisions

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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We're honored to be part of your
real estate journey

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