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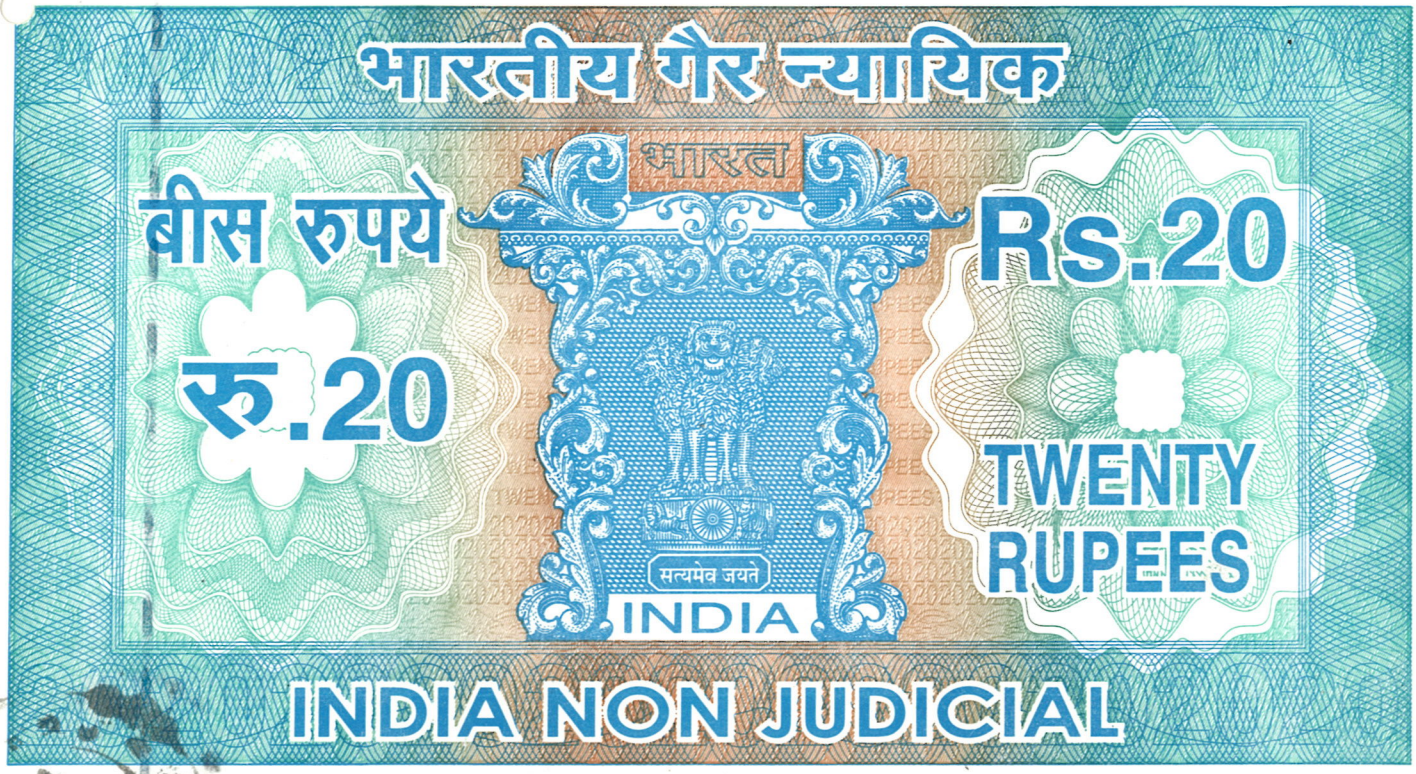
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMIL NADU 06/07/2023

M/s India Builders (Chennai) Limited

24AC 215564
D. RAMADEVI
STAMP VENDOR
LIC.No.49/5440/B3/2000
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mob: 9385369119/044-49525952

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **1.T.M.VENKKATESH**, Son of Madanagopal, Hindu, aged about 66 years, residing at Flat No. 174/1, Door No.326/1, on the Ground Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

2.(i) V.SALAMMAL, Wife of G.Venkatesan, Hindu, aged about 66 years, and **(ii) V.SURESH KUMAR**, Son of G.Venkatesan, Hindu,aged about 47 years, both residing at Flat No. 174/2, Door No.326/2, on the Ground Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai–600040.

1.T.M.VENKKATESH	2.(i) V.SALAMMAL	2.(ii) V.SURESH KUMAR	3.R.SANGEETHA
4.S.HARSHA	5.R.C.SUBASHINI	6.PREMILA TENSINGH	7.V.PRABHU
8.(i) Dr.N.SARASWATHI	8.(ii) Dr.PRIYA SELVA KUMAR	9.K.V.MUNUSAMY	10.R.KAMALA
11.Dr.FREDERICK MANUEL	12.M S V R PANDIAN		

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

3.R.SANGEETHA, Wife of Mr.P.Kumar, Hindu, aged about 46 years, residing at Flat No. 174/3, Door No.326/3, on the First Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

4. S.HARSHA, Son of S.Subramanyam, Hindu,aged about 32 years, residing at Flat No. 174/4, Door No.326/4, on the First Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

5.R.C.SUBASHINI, Wife of Venkatesan, Hindu, aged about 50 years, residing at Flat No. 174/5, Door No.326/5, on the Second Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040**.**

6.PREMILA TENSINGH, Wife of Herbert Tensingh, Christian, aged about 64 years, residing at Flat No. 174/6, Door No.326/6, on the Second Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

7.V.PRABHU, Son of Vasudevan, Hindu, aged about 74 years, residing at Flat No. 175/1, Door No.328/1, on the Ground Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

8.i) Dr.N.SARASWATHI, Wife of Munirathinam, Hindu, aged about 74 years, and **(ii) Dr.PRIYA SELVA KUMAR**, Wife of Selva Kumar and Daughter of Munirathinam , Hindu,aged about 46 years, both residing at Flat No. 175/2, Door No.328/2, on the Ground Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

9.K.V.MUNUSAMY, Son of Mr.Veerasamy, Hindu, aged about 72 years,residing at Flat No. 175/3, Door No.328/3, on the First Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

10.R.KAMALA, Wife of Ramamoorthy and Daughter of Vaidhyanathan, Hindu, aged about 86 years, residing at Flat No. 175/4, Door No.328/4, on the First Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

11.Dr.FREDERICK MANUEL, Son of Sebastian Manual, Chirstian, aged about 59 years, residing at Flat No. 175/5, Door No.328/5, on the Second Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

1.T.M.VENKKATESH	2.(i) V.SALAMMAL	2.(ii) V.SURESH KUMAR	3.R.SANGEETHA
4.S.HARSHA	5.R.C.SUBASHINI	6.PREMILA TENSINGH	7.V.PRABHU
8.(i) Dr.N.SARASWATHI	8.(ii) Dr.PRIYA SELVA KUMAR	9.K.V.MUNUSAMY	10.R.KAMALA
11.Dr.FREDERICK MANUEL	12.M S V R PANDIAN		

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

12. M.SADASIVA VARAGUNA RAMAPANDIAN, Son of A.V.Muthiah, Hindu, aged about 80 years, residing at Flat No. 175/6, Door No.328/6, on the Second Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040; and **M/s. INDIA BUILDERS (CHENNAI) LIMITED,** a Company incorporated under the Companies Act, 1956, having its Registered Office at No. AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **Mr. U.PREETAM KARTHIK**, Son of Mr. J.Uttam Kumar, Hindu, aged about 34 years, do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / has a legal title to the land on which the development of the residential building at Block Nos.174 & 175, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040, Tamil Nadu state.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 30.12.2027.
4. That seventy per cent of the amounts realized by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and 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, 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 / promoter shall get the accounts audited within six months after the endof every financial year by a chartered accountant in practice, and shall producea statement of accounts duly certified and signed by such chartered accountantto the Authority and it shall be verified during the audit that the amountscollected for a particular project have been utilized for the project and thewithdrawals have been made in compliance with the proportion to thepercentage of completion of the project.
7. That we / promoter shall take all the pending approvals on time, from thecompetent authorities.
8. That we / promoter have / has furnished such other documents as have beenprescribed by the rules and regulations made under the Act.

1.T.M.VENKKATESH	2.(i) V.SALAMMAL	2.(ii) V.SURESH KUMAR	3.R.SANGEETHA
4.S.HARSHA	5.R.C.SUBASHINI	6.PREMILA TENSINGH	7.V.PRABHU
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11.Dr.FREDERICK MANUEL	12.M S V R PANDIAN		

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

9. That we / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on any grounds.
10. That we / Promoter will enter into an agreement for sale and construction agreement as per the format notified by the Government of Tamil Nadu.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Chennai on this 8th **Day of** November 2024.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

Deponent

1.T.M.VENKKATESH	2.(i) V.SALAMMAL	2.(ii) V.SURESH KUMAR	3.R.SANGEETHA
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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

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