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 TAMIL NADU 07AC 693256

CHN 30 2022

07-07-2022

M/s India Builders (Chennai) Limited

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).**E.PRAGADEESWARAN**, Son of T.L.Ethiraj, aged about 62 years; and (ii) **KALPANA**, Wife of E.Pragadeeswaran, aged about 53 years,

2).**S.MOHAMED GHOUSE,** Son of Shaik Shamshudeen, aged 75 years,

3.(i) **R.S.ANANDHI**, Wife of Late P.Sampath, aged about 65 years, and (ii) **S.SANGEETHA**, Daughter of Late P.Sampath, aged about 46 years,

4).**REGI ALEX**, Wife of Alex Koshy, aged about 56 years,

5).**H.SHANTHI**, Wife of P.B. Hariraaman, aged about 51 years,

1(i). E.PRAGADEESWARAN	1(ii). KALPANA	2.S.MOHAMED GHOUSE	3(i). R.S.ANANDHI
3(ii). S.SANGEETHA	4.REGI ALEX	5.H.SHANTHI	6.P.SUBBULAKSHMI
7.M.SUBULAKSHMI	8.PADMA	9.JOB CHRISTOPHER	10.V.BHAGAVATHI
11.PREETHI	12.L.D.VASANTH		

For INDIA BUILDERS (CHENNAI) LIMITED

CHAIRMAN

6).**P.SUBBULAKSHMI**, Wife of V.V. Narayanan, aged about 70 years,

7).**M.SUBULAKSHMI**, Wife of V. Murali, aged about 62 years,

8).**PADMA**, Wife of J. Murali, aged about 67 years,

9).**JOB CHRISTOPHER**, Son of R.E.Christopher, aged about 64 years,

10).**V.BHAGAVATHI KANNU PILLAI**, Son of Veerabahu Pillai, aged about 74 years,

11).**PREETHI VENKATARAMAN**, Daughter of V.Venkataraman, and Wife of Siddharth Rukmangathan, aged about 36 years,

12).**L.D.VASANTH**, Son of Late L.D.Rajasekaran, aged about 41 years, all residing at Block No.371, Temple Colony, 15th Main Road, Anna Nagar, Chennai-600 040;

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 Chairman, **Mr. J.UTTAM KUMAR,** son of Late S.Janakiraman, Hindu, aged about 58 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 No.371, Temple Colony, 15th Main Road, Anna Nagar, Chennai-600 040.
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 31.05.2032 .
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.
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.

1(i). E.PRAGADEESWARAN	1(ii). KALPANA	2.S.MOHAMED GHOUSE	3(i). R.S.ANANDHI
3(ii). S.SANGEETHA	4.REGI ALEX	5.H.SHANTHI	6.P.SUBBULAKSHMI
7.M.SUBULAKSHMI	8.PADMA	9.JOB CHRISTOPHER	10.V.BHAGAVATHI
11.PREETHI	12.L.D.VASANTH		

For INDIA BUILDERS (CHENNAI) LIMITED

CHAIRMAN

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

CHAIRMAN

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 12th Day of APRIL 2024

1(i). E.PRAGADEESWARAN	1(ii). KALPANA	2.S.MOHAMED GHOUSE	3(i). R.S.ANANDHI
3(ii). S.SANGEETHA	4.REGI ALEX	5.H.SHANTHI	6.P.SUBBULAKSHMI
7.M.SUBULAKSHMI	8.PADMA	9.JOB CHRISTOPHER	10.V.BHAGAVATHI
11.PREETHI	12.L.D.VASANTH		

For INDIA BUILDERS (CHENNAI) LIMITED

CHAIRMAN

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.



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