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RE REGULATORY RECORD

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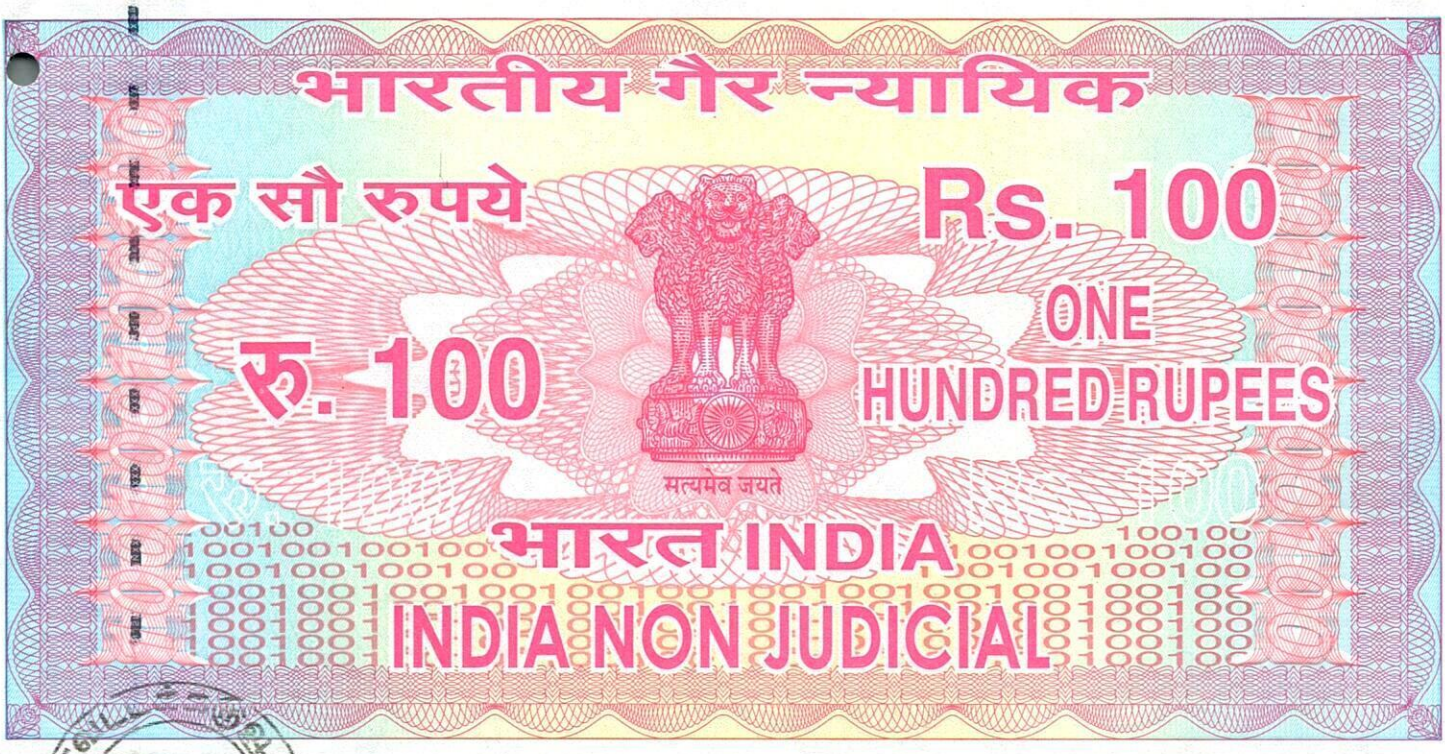
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DIGITALLY VERIFIED RECORD

T-Block



தமிழ்நாடு TAMILNADU

15-2025

15-07-2025

Ms. India Builders (Chennai) Limited

ED 704414

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) P.JAYASHANKAR,** Son of Late P.M.Purushotham, aged about 79 years, residing at No.12, Shanmugarayan Lane, Sevanwells, Chennai – 600 001,

(2) B.JOTHISWARI , Wife of Late P.Balasubramani (alias) P.Balasubramaniam, aged about 80 years, residing at No.96/80, Thaiyappan Street, Broadway, Chennai G.P, Chennai – 600 001,

(3) B.HARIHARAN, Son of Late P.Balasubramani (alias) P.Balasubramaniam, aged about 61 years, residing at No.20/39, Pidariyar Koil Street, Sevenwells, Chennai – 600 001,

1.Mr.P.JAYASHANKAR	2. .B.JOTHISWARI	3. Mr.B.HARIHARAN
4.Mr.B.SURESH	5. Mrs.KALPANA	

(4) B.SURESH, Son of Late P.Balasubramani (alias) P.Balasubramaniam, aged about 58 years, residing at No.81, Thaiyappan Street, Chennai G.P, Chennai – 600 001 and

(5) KALPANA, Daughter of Late P.Balasubramani (alias) P.Balasubramaniam & Wife of Mr.Ravisankar, aged about 59 years, residing at Flat No.1E, B-Block, 1st Floor, Wild Flower Apartment, New No.13/56, Mandapam Cross Street, Kilpauk, Chennai-600 010

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 **J.UTTAM KUMAR**, Son of Late S.Janakiraman, Hindu, aged about 61 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 Plot No.4200, Door No.20/73, T-Block, 11th Street & 3rd Main Road, Anna Nagar, Chennai – 600 040,Comprised in Old S.No.88/2 part, T.S.No.537, Block No.2 of Mullam Village, Aminjikarai Taluk, Chennai District,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 **31.05.2030.**
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.
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.

1.Mr.P.JAYASHANKAR	2. .B.JOTHISWARI	3. Mr.B.HARIHARAN
P. Jayashankar	B. Jothiswari	B. Hari Haran
4.Mr.B.SURESH	**5. Mrs.KALPANA**	
13. Suresh	Kalpana Ravi	

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.

Deponent

1.Mr.P.JAYASHANKAR	2. .B.JOTHISWARI	3. Mr.B.HARIHARAN
4.Mr.B.SURESH	5. Mrs.KALPANA	

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 10th Day of March 2026**.**

Deponent

1.Mr.P.JAYASHANKAR	2. .B.JOTHISWARI	3. Mr.B.HARIHARAN
4.Mr.B.SURESH	5. Mrs.KALPANA	

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.