Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 05 DEC 2025 EG 144717

Beaver Construction Company

C. உமா
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 21/ஆ3/97
எண்: 43, கணபதி தெரு, மேற்கு மாம்பலம்,
சென்னை - 600 033.

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTER ORANYPERSONAUTHORIZEDBYTHEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Beaver Construction Company promoter of the proposed project of SF + 3 Floors with 15 dwelling units

I, **M/s. Beaver Construction Company** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

V. Swathi

T. Vasanthi

K. Neelavathi

Vijayalakshmi Natarajan

C.N. Rajeswaran

R. Murali

R. Amsharkar

S. Ashwarya

Signatures of existing flat owners & Developer

For BEAVER CONSTRUCTION COMPANY

Authorised Signatory

1. That I / promoter have/has a legal title to the land on which the development of the project is proposed at New No.36, Old No: 19, Velu Street, West Mambalam, Chennai -600033 compromised in Paimash No: 1728, as per Town Survey No:32, Block No:1, Zamin Mambalam Village, Mambalam Guindy Taluk, Chennai District
OR

2. That the said land is free from all encumbrances

3. Current status of the project – **Ongoing – Expected to be completed on 30th Apr 2026**

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 of construction and the land cost and shall be used only for thatpurpose, as faras building is concerned.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect, and achartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competent authority.

6. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora particular project have been utilizedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

Signatures of existing flat owners & Developer

For BEAVER CONSTRUCTION COMPANY

Authorised Signatory

8. That I / promoter have / has furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, Plot, or building, as the case may be, on anygrounds.

Vijayalakshmi Natarajan
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and material has been concealed by me there from.

Verified by me at Chennai on this 5th day of December 2025.

Deponent

Signatures of existing flat owners & Developer

For BEAVER CONSTRUCTION COMPANY

Authorised Signatory

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.