Verified RealEstate™

RE REGULATORY RECORD

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाड़ु TAMILNADU

23 JAN 2026

Jain Housing LLP

ET 454787

I. SARASWATHI
S.V.L. No. 30/B3/97
14 Mandapam Street, 1st Lane
KILPAUK GARDEN,
CHENNAI-10. Cell: 93828 98044

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER/LAND OWNERS OR ANY PERSON AUTHORIZED BY THEM

Affidavit cum Declaration of **1. M/s JAIN HOUSING LLP,** a Limited Liability Partnership, registered under the Limited liability Partnership act 2008, **(Pan No. AAOFJ0016H),** having its office at No. 98/99, Habibullah Road T. Nagar, Chennai-600017 represented by its Partner Mrs. Sachin Mehta, S/o Late. Mr. Sanjay Kumar Mehta, aged about 35 years 2.**Mrs.VIJAYALAKSHMI, (PAN: AEMPV0900J)** D/o. Mr.Vijayaraghavalu Bashyam Naidu, aged about 83 years, residing at 334, Second Main Road, Babu Nagar, Villivakkam Chennai-600 049. **3. MRS. USHA RANI**, **(PAN: AAXPU3574E),** Wife of Mr.G.Sampath, aged about 64 years, residing at Old NO.2, New No.3, Flat B1, 18th Avenue, Ashok Nagar, Chennai 600 083. **4.MRS.BALRAJ NALINI DEVI (PAN AAMPB1374Q),** W/o.R.Balraj aged about 67 years residing at Plot No.13 & 14, Kamaraja Road, Alwar Thiru Nagar, Chennai-87 the Promoter and Land owners for the proposed project named as **JAINS ASHWIT NAGAR.**

B. Nalini S. Usharani J. Vijayalakshmi

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No.98/99, HABIBULLAH ROAD, T.NAGAR
CHENNAI-600 017

We, the Land Owners and the Promoters of the proposed project, do hereby solemnly declare, undertake, and state as follows:

1. That the Land Owners who possess a legal title to the land an extent of 2 Acres 21 Cents comprised in S.Nos. 1/2A, 1/2B, 1/2C, 1/2D, 1/2E, 1/2F & 1/2G situated at Puthur Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit a proposed layout of land in the above Survey Nos. for residential purposes. This land is intended for a proposed residential layout project, which will be developed by the promoter, M/s Jain Housing LLP.

2. That the said land is free from all encumbrances.

3. That project will be completed by **01-12-2026**

4. That seventy per cent of the amounts realised 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.

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 the building is concerned. For Layout projects, the withdrawal can be done after

B. Nal... S. Uharani J. Vijayalakshmi

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obtaining a certificate from the Architect/Licensed Surveyor stating that the project been developed and completed in all respects as per the layout approved by the Competent Authority

6. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / 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.

B Nalini S. Usharani J. Vijayalakshmi

DEPONENT

JAIN HOUSING LTD. No.98/99, HABIBULLAH ROAD, T.NAGAR CHENNAI-600 017

Verification

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

Verified by me at Chennai on 23rd day of January 2026.

JAIN HOUSING LLP
No.98/99, HABIBULLAH ROAD, T.NAGAR
CHENNAI-600 017

S. Usharani. J. Vijayalakshmi

B. Nalini

Deponent

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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