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 TAMILNADU

DY 496365

14 NOV 2024

VISVAS PROMOTERS (P) LTD, MADURAI

எஸ். வரதராஜன்
ஸ்டாம்பு வெண்டர்
எம்.ஜி.ஜி. 22, எல்லீஸ்நகர்
மதுரை-16. (தமிழ்நாடு)
லை.கி.எண்: 6248/கி-2/93/19

DISTRICT TREASURY MADURAI

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **1) "M/s. VISVAS PROMOTERS PRIVATE LIMITED.," (PAN: AABCV2330G) (TAN: MRIV00430D)** a Company incorporated under the Indian Companies Act 1956, having its Registered Office at Door No.84, Vasudhara Enclave, TPK Road, Andalpuram, Madurai - 625 003, duly represented by its General Manager cum Authorized Signatory **Shri.S.SRIKUMAR,** Son of Shri.R.Swaminathan, in and by virtue of the Resolution Passed in the Board of Directors' meeting of the company on 24.08.2018 and,

1) For M/s. Visvas Promoters Private Limited.,

VISVAS PROMOTERS (P) LTD MADURAI

Authorized Signatory

2) S Mallika

2) Smt.S.MALLIKA wife of Shri.Sambasivam **(Aadhaar No.5564 3251 4509)** residing at Door No.12, Kudiyanavar 4th Street, Ponmeni, Madurai – 625 016. Promoter of the proposed project at Madurai District, Madurai West Taluk, Survey Ward No. XXIII, Block 28, T.S.Nos.5, 7/5, 7/6, 7/7, 7/8, 13/2 & 13/3 – at Ponmeni Village Old S.Nos.147/1, 147/2, 147/3, 147/4, 147/7, 147/8A, 147/8B, 147/9 & 147/10, Site Area of 4876.39 Sq.m - Residential Building (Stilt + 5 Floors) for FSI Area of 8922.36 Sq.m (69 Dwelling Units), stylized herewith as **"VIDHATRI".**

We, **1) S.SRIKUMAR**, in my capacity as General Manager cum Authorized Signatory of **M/s. Visvas Promoter Private Limited.,** and **2) S.MALLIKA** Madurai, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land for development of the project.

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

3. That the time period within the project shall be completed by us is 31st March 2029.

4. That Seventy percent 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.

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

1) For M/s. Visvas Promoters Private Limited.,

VISVAS PROMOTERS (P) LTD ★MADURAI★

Authorized Signatory

2) S Mallika

Deponent

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we 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.

Verification

The contents of my above Affidavit cum Declaration are true and Correct and no material has been concealed by me there from. Verified by me at Madurai on this 23rd day of December 2024.

1) For M/s. Visvas Promoters Private Limited.,



Authorized Signatory

2)

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