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

ER 256191

23.08.2025

Ashwanth castle PVT. LTD.

M. SHAIK SAMDHANI BASHA
STAMP VENDOR
LIC No 193/37/97 DT
No 28/1 MARKET STREET
PERAMBUR CHENNAI 600 011

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s.ASHWANTH CASTLE PRIVATE LIMITED,** a company registered under the Companies Act, having office at No.340, 2nd Floor, Sri Kumaran Complex, S15, Paper Mills Road, Perambur, Chennai 600 011, represented by its Managing Director **Mr.VELUSAMY.C,** son of Mr.Chinnadurai, aged about 55 years, and Director **Mrs.REKHA.V,** wife of Mr.Velusamy, aged about 51 years, promoter of the proposed project at **"ASHWANTH ELITE FLATS",** Plot Nos.2 & 3, Veera Raghavalu Nagar, Kathirvedu, Chennai-600066, comprised in Old Survey No.36/7A, as per Patta Survey No.36/7A3, 36/7A4, Situated at Kathirvedu Village, Madhavaram Taluk, Chennai District;

ASHWANTH CASTLE PRIVATE LIMITED

V. Rekha

Director

For ASHWANTH CASTLE PVT LTD

Managing Director

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

1. That we have legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. The project will be completed by 31.12.2027.
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. The funds in this account will be used solely for covering the cost of construction and land, as far as building is concerned. For layout projects, it will cover the cost of development and land.
5. That the amounts from the separate account, covering the project cost, shall be withdrawn only after obtaining certification from an engineer, architect, and a chartered accountant in practice. The certification will confirm that the withdrawal is proportionate to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be made 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 ensure that the accounts are audited within six months after the end of every financial year by a chartered accountant in practice. A statement of accounts duly certified and signed by the chartered accountant shall be submitted to the Authority. The audit will verify 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 obtain all the necessary approvals from the competent authorities in a timely manner.
8. That We/promoter have provided all the prescribed documents as required by the rules and regulations made under the Act.

ASHWANTH CASTLE PRIVATE LIMITED

Director

For ASHWANTH CASTLE PVT LTD

Managing Director

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.

ASHWANTH CASTLE PRIVATE LIMITED

Director

For ASHWANTH CASTLE PVT LTD

Managing Director

Deponent

Verification We, the above-mentioned deponent, hereby verify that the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and belief. Nothing material has been concealed by me.

Verified by me at Chennai on this 23.08.2025

ASHWANTH CASTLE PRIVATE LIMITED

Director

For ASHWANTH CASTLE PVT LTD

Managing Director

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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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.