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™



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 22 JAN 2025 DK 673424

Navin Housing & Properties Pvt Ltd
Chennai - 600035

V.RAMA
S V L No.1481/E/94
No 509. ANNA SALAI
CHENNAI-600035

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

AFFIDAVIT CUM DECLARATION

We, **Navin Housing and Properties [P] Ltd., [PAN:AAACN9269M],** a Company incorporated under the Companies Act 1956, having its registered Office at "Navin's Triumph", No. 802 & 804, Anna Salai, Nandanam, Chennai-35, represented by its Executive Director **Mrs. P. BHAVANI [PAN: AAJPB3523E]** wife of Dr. R. Kumar, aged about 64 years, Power agent of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, we the promoter have a legal title to the land and details of Units as per revised approvals on which the developmentof the project is proposed:

For Navin Housing & Properties Pvt. Ltd.

P.

Executive Director

Land measuring a total extent of 8975.24 Sq. mt., out of which 4487.62 Sq.mt., of undivided share of land corresponds to Block A3, CEDAR and 4487.62 Sq. mt., of undivided share of land corresponds to Block A4, MAPLE and comprised in survey Nos.20/3, 20/4A,20/5A1, 37/6A, 36/6B, 37/7A and 37/8, situated at Vengaivasal Village, [previously Sholinganallur Taluk] now Tambaram Taluk, [previously Kanchipuram District] now Chengalpattu District in the state of Tamil Nadu, situated within the Registration District of Chennai South and Sub Registration District of Selaiyur and

Revised Planning Permission Application for the construction of High Rise Group Development consisting of Extended Combined Basement floor + Combined Stilt floor + Combined Podium for Block A3 & Block A4, Block A3: 1st floor to 21st floor with 166 Dwelling Units and Block A4: 1st floor to 21st floor with 294 Dwelling Units (Totally 460 Dwelling Units) with 66.0m height of Residential Building in the site comprising Completion Certificate issued Blocks viz: Al, A2, A6; Block Al & A2 Typical: Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14th Floor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13th Floor + 14th Floor part with 192 Dwelling Units and Club House: 1st Floor to 3 Floors + 4th Floor part (Indoor games, Banquet Hall, Gym & Swimming pool at 4th Floor), Blocks B1 & B2 Typical: 1st Floor to 14th Floor part with 216 Dwelling Units (Totally - 628 Dwelling Units) with 2 commercial blocks - Totally 1088 Dwelling units (Proposed 460 Dwelling units + CC obtained 628 dwelling units) at Medavakkam — Mambakkam Road in S.No. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/582, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union [previously Kanchipuram District] now Chengalpattu District in the state of Tamil Nadu, situated within the Registration District of Chennai South and Sub Registration District of Selaiyur.

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

3. That the time period, within which the project shall be completed by the promoter for Block A3, CEDAR is 27/0/2027.

4. That seventy per cent of the amounts realized by the 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 Navin Housing & Properties Pvt. Ltd.

Executive Director

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.

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

9. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Navin Housing & Properties Pvt. Ltd.

Executive Director

Deponent

Verification

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

Verified by me at Chennai on this 22 day of January 2025.

Deponent

For Navin Housing & Properties Pvt. Ltd.

Executive Director



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