

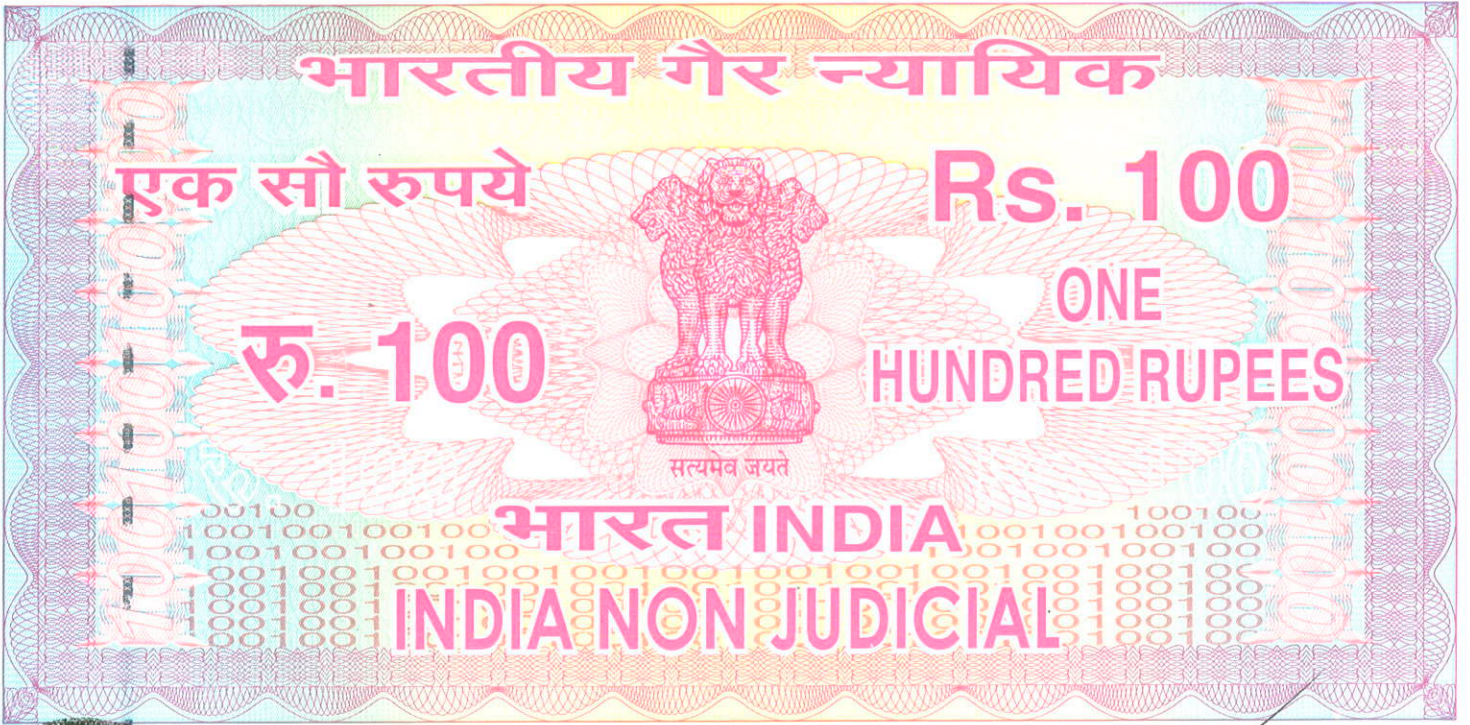
RE

REGULATORY RECORD

RERA Document

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



10 JUL 2025

VENGADESAN
DHANASEKAR
MUTHU MADASWAMY.

ED 658579
K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27. TNHB Shopping Complex,
Thirumangalam, Chennai-600 101.

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

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 1. **Mr. D. Vengadesan** S/o Mr. Duraikannu residing at No.1/28, Pakkam Salai Street, Nathamedu, Pakkam, Tiruvallur - 602 024. 2. **Mr. P. Dhanasekar** S/o Mr. Ponmuthu residing at No: 2/89, 6/195, Avadi Road, Senneerkuppam, Poonamallee, Tiruvallur -600 056. 3. **Mr. S. Muthu Madaswamy** S/o Mr. Shanmugaiah residing at No: 7 Thayalan Street, Perumal Kovil Road, Moolachathiram, Madhavaram Milk Colony, Tiruvallur-600 051. Promoters of the proposed project "SRI MURUGAN NAGAR PHASE-III" in S.No. 490/2, 491/1 Pakkam Village (as per patta Nathamedu), Tiruvallur Taluk and Tiruvallur District, Tamilnadu State.

Total Area of Layout: **5949 Sq.mt.** CMDA Approval No: **PPD/LO.No.230/2024**,
Planning Permit No:**15948** and Letter No: **Layout-1/0266/2024**



D. Vengadesan
P. Dhanasekar
S. Muthu Madaswamy

We are **Mr. D. Vengadesan, Mr. P. Dhanasekar and Mr. S. Muthu Madaswamy** promoters 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me are - **Completed**
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allotted, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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, as far as building is concerned. For layout projects, the withdrawal can be done 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 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, we are promoters shall take all the pending approvals on time, from the competent authorities.
8. That, we are promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That, we are promoters shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

பொன்மாதாஸ்
பி.டி.நகர்

Deponent

ச. அஜய்லால்

Verification

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

Verified by us at Chennai on this 15th day of July 2025.

பொன்மாதாஸ்

Deponent

பி.டி.நகர்

ச. அஜய்லால்



P. KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 79, Avvai Nagar, Chennai - 600 050

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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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.

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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](#)



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



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

Verified RealEstate
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