Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 179436

D. RAMADEVI
STAMP VENDOR
LIC.No.49/5440/B3/2000
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mob: 9385369119/044-49525952

20-02-2024

M/s India Builders (Chennai) Limited

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. MOHAMED IRSHAD HUSSAIN,** Son of Mohammed Hussain, aged about 78 years, residing at Door No.111/1, Chamiers Road, Raja Annamalaipuram, Chennai – 600028;

2. Dr. NAZNEEN KHAN (alias) Dr. NAZNEEN BEGUM KHAN, Wife of Dr.S.M. Nazeerulla Khan and Daughter of Mohammed Ebrahim Hussain, aged about 76 years, residing at 2, Olive Court Sutton-in-Ash field, Nottinghamshire, NG17 4BN UK and a permanent resident of Door No.111/4, Chamiers Road, Raja Annamalaipuram, Chennai-600 028

1. MOHAMED IRSHAD HUSSAIN	2. DR.NAZNEEN KHAN	3.HAFEEZ KHAN
4. MOHAMMED SAJJAD HUSSAIN	5. HUMERA HUSSAIN	6. ARSHIYA HUSSAIN

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

3. **HAFEEZ KHAN,** Son of A. Basheer Ahmed, Muslim, aged about 48 years, residing at 111/3, Chamiers Road, R.A.Puram, Chennai 600028;

4. **I.MOHAMMED SAJJAD HUSSAIN (alias) SAJ HUSS,** Son of Mohamed Irshad Hussain, aged about 48 years, presently residing at No.149, West Tonto Drive, Chandler Arizona, 85248, USA and a permanent resident of Door No.111/1, Chamiers Road, Raja Annamalaipuram, Chennai-600 028;

5. **HUMERA HUSSAIN (alias) HUMERA IRSHAD HUSSAIN,** Wife of Mohammed Rizwanullah and Daughter of Mohamed Irshad Hussain, aged about 50 years, currently residing at Compound West, Building 8, Unit 821, 2207, 7942 Al Maather, Riyadh 12713, Saudi Arabia and a permanent resident of Door No.111/1, Chamiers Road, Raja Annamalaipuram, Chennai-600 028 and

6. **ARSHIYA HUSSAIN (alias) ARSHIYA KHAN,** Wife of Sameer Dastageer Khan and Daughter of Mohamed Irshad Hussain, aged about 45 years, residing at Door No.111/1, Chamiers Road, Raja Annamalaipuram, Chennai-600 028.

And

M/s. INDIA BUILDERS (CHENNAI) LIMITED, a Company incorporated under the Companies Act, 1956, having its Registered Office at No. AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **Mr. U.PREETAM KARTHIK**, son of Mr. J. Uttam Kumar, Hindu, aged about 35 years, do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / has a legal title to the land on which the development of the Commercial cum Residential Flats at **Door Nos.111/1, 111/3, 113/4, 113/1, 113/2 & 113/3, Old Door Nos. 58/1, 58/3, 58/4, 58/2/1, 58/2/2 & 58/2/3, Plot No. 6, 6A, Chamiers Road, R A Puram, Chennai-600 028. Comprised in S.Nos:3925/23, 3925/32, Block No: 86, Mylapore Village, Mylapore-Triplicane taluk within the limits of Greater Chennai Corporation.**
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31.12.2030
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 to cover the cost of construction and the land cost and shall be used only for that purpose.

1. MOHAMED IRSHAD HUSSAIN	2. DR.NAZNEEN KHAN	3.HAFEEZ KHAN
4. MOHAMMED SAJJAD HUSSAIN	5. HUMERA HUSSAIN	6. ARSHIYA HUSSAIN

For INDIA BUILDERS (CHENNAI) LIMITED

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. 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 we / 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 / promoter shall take all the pending approvals on time, from the competent authorities.

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

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.

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 me at Chennai on this 25th **day of** July **, 2025.**

1. MOHAMED IRSHAD HUSSAIN	**2. DR.NAZNEEN KHAN**	**3.HAFEEZ KHAN**
4. MOHAMMED SAJJAD HUSSAIN	**5. HUMERA HUSSAIN**	**6. ARSHIYA HUSSAIN**

For INDIA BUILDERS (CHENNAI) LIMITED

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.