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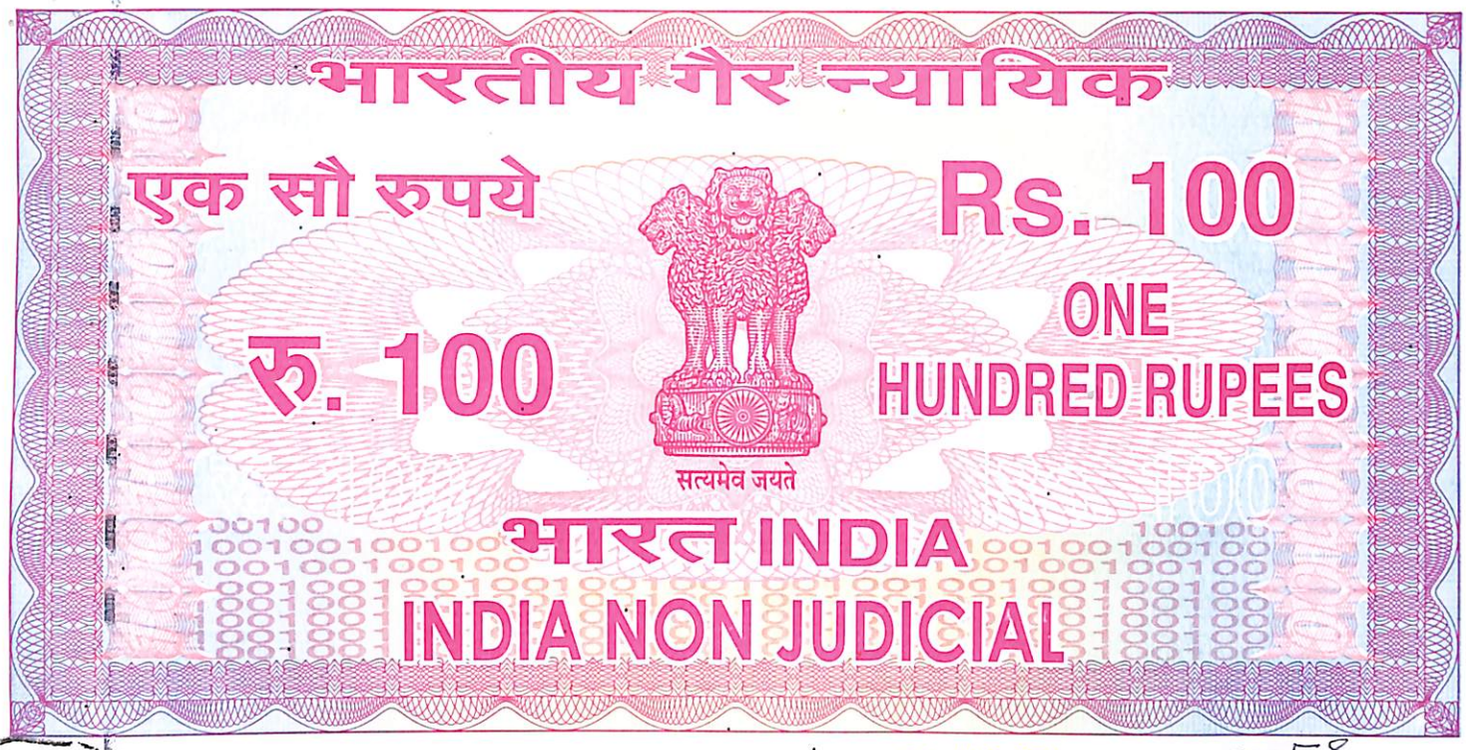
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU

28 MAR 2021

DB 474664

SWATHI BUILDERS
CHENNAI – 600 018

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / அ3 / 2000
No: 43. SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18
Phone: 9841640694

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 SWATHI BUILDERS Rep by its Partner Mr.K.S.Prabhakar GPA and its Manager/Authorised Signatory Mr. Ashwin Saravanan GPA promoter of the proposed project and J.Sridharan ,S.Srinivasa Ramanujam , Anantha Narayanan Jagannathan , Viswa Maya Karthik , C.Alamelu ,T.N.Chandrasekaran, A. Padmini, V.Muralidhar, Viswa Maya Karthik , Sujatha Kumar, VM Kumar , Viswanath Krishnamurthy Bhardwaj , K.Balakrishnan and Kamala Balakrishnan , Vijayalakshmi Ramesh of proposed Project **SWATHI'S VARUN** Plot No. 85 ,Old Door No. 24 New Door No 53, 2nd Main Road Raja Annamalaipuram Chennai – 600 028 Comprised In R S No 3950/16 Block No 86 Of Mylapore Village ,Mylapore Taluk Within the limit of Greater Chennai

For SWATHI BUILDERS

For SWATHI BUILDERS

Partner

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

28 MAR 2021

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CHENNAI – 600 018

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No: 43, SEETHAMMAL ROA
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We, **SWATHI BUILDERS Rep by its Partner Mr.K.S.Prabhakar and its Manager/Authorised Signatory Mr.Ashwin Saravanan GPA** promoter of the proposed project and J.Sridharan ,S.Srinivasa Ramanujam , Anantha Narayanan Jagannathan , Viswa Maya Karthik , C.Alamelu ,T.N.Chandrasekaran, A. Padmini, V.Muralidhar, Viswa Maya Karthik , Sujatha Kumar, VM Kumar , Viswanath Krishnamurthy Bhardwaj , K.Balakrishnan ,Kamala Balakrishnan and Vijayalakshmi Ramesh owners of proposed Project do hereby solemnly declare, undertake and state as under:

1. Have entered into joint development agreement with who possess a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of the title of such land along with the owners Plot No. 85 ,Old Door No. 24 New Door No 53, 2nd Main Road Raja Annamalaipuram Chennai – 600 028 Comprised In R S No 3950/16 Block No 86 Of Mylapore Village Mylapore Taluk Within the limit of Greater Chennai an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

For SWATHI BUILDERS

Authorised Signatory

For SWATHI BUILDERS

Partner

A. Padmini

R. Vijayalakshmi

C Alamelu

That the said land is free from all encumbrances.

2. **That the time period within which the project shall be completed by promoter is 31-12-2029. Validity of the Planning Permit – 25-10-2032**

3. That seventy per cent of the amounts realised 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 as far as building is concerned.

4. 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.

5. That I / 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

6. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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

8. That I / 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.

For SWATHI BUILDERS

Partner

Deponent

For SWATHI BUILDERS

Authorised Signatory

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 18th day of November 2024

For SWATHI BUILDERS

Authorised Signatory

For SWATHI BUILDERS

Partner

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

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+91 9996 12 9996
www.verified.realestate