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தமிழ்நாடு तमिलनाडु TAMILNADU 21 OCT 2024

Kaaviyaa Properties Pvt Ltd
Chennai

DH 794567

R. RAGUPATHI
STAMP VENDOR, L/No. C3/1839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

FORM B

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. KAAVIYA PROPERTIES PRIVATE LIMITED Represented By its Director Mr.R.Ramesh GPA POA Of Mr.U.Venkatesh & 5 Others,** having its registered office at 1B Casa Blanca II, No: 16, Fredrick Avenue, Thirumoorthy Nagar, Nungambakkam, Chennai- 600 034, Promoter of the proposed project at **"SHYAMALA"** – Proposed Construction of Stilt + 5 Floors Residential Building with 10 Dwelling units at Plot No.397, Door No.81/39, First Avenue, Indira Nagar, Adyar, Chennai 600 020, Comprised in R.S No. 5/2Part (As per Document), As per Patta New R.S.No.3, Block No.15 situated at Kalikundram Village, Velachery Taluk, Chennai District, Within the Limits of Greater Chennai Coporation, Zone:13 & Division No:173 , Tamilnadu State.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Regn. No. 6031 GOVERNMENT OF INDIA

For Kaaviya Properties Pvt. Ltd.

Managing Director.

I **M/s. KAAVIYA PROPERTIES PRIVATE LIMITED Represented By its Director Mr.R.Ramesh GPA POA Of Mr.U.Venkatesh & 5 Others** PROMOTER of the Proposed Project **"SHYAMALA"** do hereby solemnly declare undertake and state as under.

1. That **Mr.U.Venkatesh & 5 Others**, LAND OWNER has a legal title to the land on which the development of the project is proposed Comprised in Survey Nos. 17/1B2 situated at Varadharajapuram Village, Kundrathur Taluk, Kancheenpuram District, Kundrathur Panchayat Union Limit, Tamilnadu State and **M/s. KAAVIYA PROPERTIES PRIVATE LIMITED Represented By its Director Mr.R.Ramesh,** executed Power Agent with **Mr.U.Venkatesh & 5 Others** 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 title of such land along with an authenticated copy of the agreement between such owner and PROMOTER for development of the project is enclosed herewith.

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

3. That the time period within which the project shall be completed by PROMOTER –
   (a) **Project Completion Date: October 2029**.
   (b) **Validity of Planning Permit: 12 September 2032.**

4. That seventy per cent of the amounts realised by 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 layout projects, it will be cost of development and the land cost.

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 Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

For Kaaviya Properties Pvt. Ltd.

Managing Director.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Regn. No. 6351 GOVERNMENT OF INDIA

6. That we 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.

7. That we shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Regn. No: 6351 GOVERNMENT OF INDIA

For Kaaviya Properties Pvt. Ltd.

A. THANGAVELU, M.L., M.B.A., ADVOCATE & NOTARY GOVERNMENT OF INDIA Commissioner of Oaths Regn. No: 6351 M.H.A.A. HIGH COURT BUILDING CHENNAI-600 104

Managing Director.

Deponent

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 18th day of **October 2024**.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Regn. No: 6351 GOVERNMENT OF INDIA

For Kaaviya Properties Pvt. Ltd.

Managing Director.

Deponent

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Regn. No: 6351 GOVERNMENT OF INDIA

A. THANGAVELU, M.L., M.B.A., ADVOCATE & NOTARY GOVERNMENT OF INDIA Commissioner of Oaths Regn. No: 6351 M.H.A.A. HIGH COURT BUILDING CHENNAI-600 104

21/10/24



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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
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