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DIGITALLY VERIFIED RECORD

2591

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 19 MAY 2025 ED 021579

Vaibhav B Kamdar & Others
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
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 PROMOTER OR JOINT OWNERS

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **LAND OWNERS**

1. **Mr. VAIBHAV B KAMDAR,** (PAN No. AAIPK5732B, AADHAAR No. 4402 5657 7694), S/o. Mr. Bharat Kumar K Kamdar, aged about 40 years, residing at No.8, Sylvan Lodge Colony, 1st Cross Street, Kilpauk, Chennai 600 010,
2. **Mrs. SHRUTI V KAMDAR,** (PAN No. BCXPS5671M, AADHAAR No.7709 4495 0911) W/o. Mr. Vaibhav B Kamdar, aged about 38 years, residing at No.8, 1st Cross Street, Sylvan Lodge Colony, Kilpauk, Chennai 600 010,

Vaibhav

Shruti

Bharat Kumar

For CPRS Venture Pvt. Ltd.

Director

For JIYA HOMES

Partner

3. **Mrs. SMITA.B.KAMDAR,** (PAN No. AASPS2638C, AADHAAR No.8388 5667 9865) W/o. Bharatkumar K Kamdar, aged about 67 years, residing at No.8, Sylvan Lodge Colony, 1st Cross Street, Kilpauk, Chennai 600 010,
4. **Mr. BHARATKUMAR K KAMDAR,** (PAN No. AAFPB9150M, AADHAAR No.9200 4361 5669), S/o. Kantilal A. Kamdar, aged 69 years residing at No.8, Sylvan Lodge Colony, 1st Cross Street, Kilpauk, Chennai 600 010,
5. **M/s. JIYA HOMES,** (PAN No. AAOFJ9985B), a partnership firm, represented by its partner **Mr. RAJESH P SURANA** (PAN No. AASPS2211B, AADHAAR No. 8570 0941 9459), S/o. Mr. Pannalal Surana, aged about 45 years, residing at No. 18-21/95-IXF-9B, Heritage Apartment, 4th Cross Street, Ormes Road, Kilpauk, Chennai 600 010
6. **Mr. SANCHIT K. JAIN,** (PAN No. BBVPJ7006A AADHAAR No. 7378 0138 2239) S/o. Mr. Kamlesh Jain, aged about 27 years, residing at No.43, Thambu Swamy Road, Kilpauk, Chennai 600 010,
7. **M/s. CPRS VENTURE PRIVATE LIMITED**., (PAN No : AAJCC1169L, CIN: U45500TN2020PTC139425), a company registered under the Companies Act and having its registered office at No.1/13, Ground Floor, Dr. Vasudevan Street, Kelly, Kilpauk, Chennai 600010, represented by Director **Mr. VAIBHAV B KAMDAR,** (PAN NO. AAIPK5732B, AADHAAR No. 4402 5657 7694), S/o. Mr. Bharat Kumar K Kamdar, aged about 39 years, residing at No.8, Sylvan Lodge Colony, 1st Cross Street, Kilpauk, Chennai 600 010

proposed project **Construction of High Rise Building with 72.0m height consisting of Extended Double Basement Floor (for Parking use) +Stilt floor part (Double height for parking use)/ Ground floor part (Banquet hall, Home theatre, Reception and Meter room) + 20 floors + 21st floor part for Residential Building with 30 Dwelling units and open swimming pool at terrace Floor at**

Vaibhav

Bharatkumar

Shruti

Smita B. Kamdar

For JIYA HOMES

Rajesh Surana

Partner

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

For CPRS Venture Pvt. Ltd.

Vaibhav

Director

Door No.11, C.P. Ramaswamy Road, Alwarpet, Chennai 600 028 comprised in R.S.No. 1646/47 & 1646/53 Block No.34 of Mylapore Village within the limit of Greater Chennai Corporation.

We **Land owners**

1. Mr. VAIBHAV B KAMDAR,

2. Mrs. SHRUTI V KAMDAR,

3. Mrs. SMITA.B.KAMDAR,

4. Mr. BHARATKUMAR K KAMDAR,

5. M/s. JIYA HOMES, represented by its partner **Mr. RAJESH P SURANA,**

6. Mr. SANCHIT K. JAIN,

7. M/s. CPRS VENTURE PRIVATE LIMITED., represented by Director **Mr. VAIBHAV B KAMDAR,**

joint owners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, we have Joint constructing with all the Land owners

   1. **Mr. VAIBHAV B KAMDAR,**
   2. **Mrs. SHRUTI V KAMDAR,**
   3. **Mrs. SMITA.B.KAMDAR,**
   4. **Mr. BHARATKUMAR K KAMDAR,**
   5. **M/s. JIYA HOMES,** represented by its partner **Mr. RAJESH P SURANA,**
   6. **Mr. SANCHIT K. JAIN,**
   7. **M/s. CPRS VENTURE PRIVATE LIMITED.**, represented by Director **Mr. VAIBHAV B KAMDAR,** who possess a legal title to the land on which the development of the proposed project is to be carried out.

Vaibhav

Shruti

Smita B. Kamdar

Bharat Kumar

For JIYA HOMES

Partner

For CPRS Venture Pvt. Ltd.

Director

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

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

3. That the time period within which the project shall be completed by the Joint Owners – December 2032 as per Planning permit, Project piling stage of construction. —Completion date 09th December 2032

4. That seventy percent of the amounts realized by the joint owners 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 fat as the building is concerned. For layout projects, it will be the 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 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 joint owners 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

Vaithi

Bharat Kumar

Shruti

Smita B Kamdar

For JIYA HOMES

Partner

For CPRS Venture Pvt. Ltd.

Director

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

the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

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

9. That, we joint owners 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.

Vaishnav Bharat Kumar

Shruti Smita B. Kamdar

For JIYA HOMES

Partner

For CPRS Venture Pvt. Ltd.

Director

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

DEPONENT

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

VERIFICATION

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

Verified by me at Chennai on this 27th day of May 2025

Vaibhav

Bharat kumar

For JIYA HOMES

Partner

Shruti

Smita B. Kamdar

For CRRS Venture Pvt. Ltd.

Vaibhav

Director

DEPONENT

NOTARY
A. THANGAVELU
Commissioner of Oaths
Chennai, Tamilnadu
Reg. 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

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

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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

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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.