Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

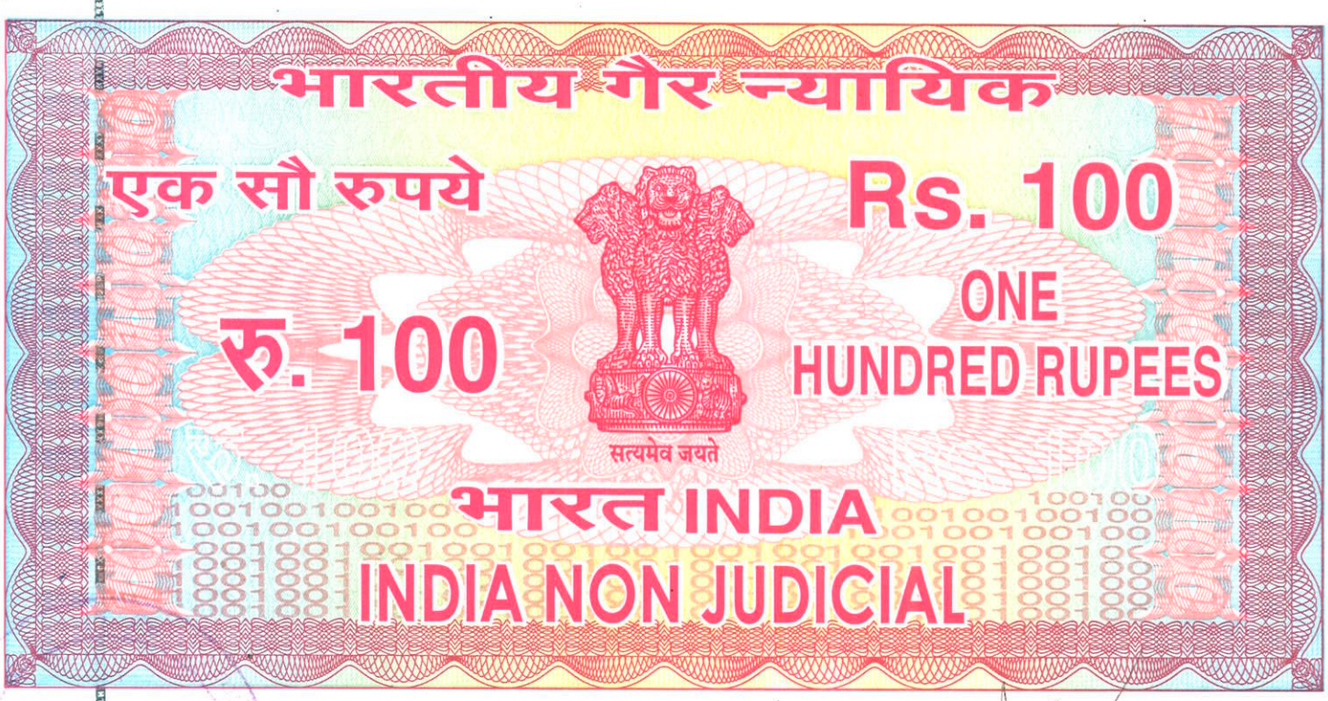
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™



தமிழ்நாடு तमिलनाडु TAMILNADU

DH 885740

ALLIANCE VILLAS PVT. LTD.

22 OCT 2024

J.JAYAKAR
STAMP VENDOR
LNO.17/85/1997
ANNA NAGAR, CHENNAI - 600 040

23 OCT 2024

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s.TAMILNADU MAHESHWARI FOUNDATION (PAN AAATT6537B)** a public Charitable Trust, having its registered office at No.18, Ekambareshwar Agraharam, Chennai -3, represented by its Trustee, Mr.Gopal Das Damani, (PAN:AFQPG6466F) (Aadhar 4132 0353 6962), son of Mr.Ganesh Das Damani, aged about 61 years, by authorization letter dated 2.01.2025 **and 2.M/s. Alliance Villas Pvt Ltd** (PAN: AAHCA0642E) a company incorporated in India under the companies Act, 1956, and having its registered office at Plot No.'A' Door No. 36/1,Gandhi Mandapam Road, Kotturpuram Chennai – 600085, represented herein by its Authorised Signatory, Mr.P.Dayakar (PAN: AMDPD725QF) (Aadhar No.6738 3030 2016) S/o. Mr.Markandayalu Naidu, aged about 48 years, authorised by board resolution dated 9.1.2025, do hereby solemnly affirm and sincerely state as follows: The developer is developing the proposed Project Multistoried Residential Building Situated in S.no.701/1A, 701/1B , 701/2A , 701/2B , 702/1A1 , 702/1A2 , 702/1B , 702/1C , 702/1D, 702/2, and 761/2, T.S.NO.2/1, 1/2, and 1/3, situated in Madhavaram Village, Madhavaram Taluk and Chennai District

For TAMILNADU MAHESWARI FOUNDATION

TRUSTEE

For ALLIANCE VILLAS PVT LTD

Authorised Signatory

1. That the promoter have legal right to the develop the land in which 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 on or before:30-09-2028

4. That seventy percent of the amounts realized by promoter for the sale of their share as specified in JDA of Residential apartments 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 and seventy percent of the amounts realized by the owner from the sale of Residential apartments of their share as specified in JDA, from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank.

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 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 I / promoter shall get the accounts audited with respect to the Residential Apartments 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That the 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 TAMILNADU MAHESWARI FOUNDATION

TRUSTEE

For ALLIANCE VILLAS PVT LTD

Authorised Signatory

Verification

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

Verified by me at Chennai on this 28h day of January 2025.

Deponent

For TAMILNADU MAHESWARI FOUNDATION

TRUSTEE

For ALLIANCE VILLAS PVT LTD

Authorised Signatory

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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
www.verified.realestate