Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

ER 607457

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai-600 101.

05 NOV 2025

M.A. RICHARD SPING
MOLACHUR - 603106

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. M.A.RICHARD SPING**, (Aadhar No 8283 2519 5456) S/o Mr.Mallavarpu Ambrose, aged about 47 years, residing at No.1/167, Theresal Street, Molachur, Sriperumbudur, Kancheepuram - 603106, promoter of the proposed project "**AMBROSE AVENUE**" at Plot Nos.1 to 70, Survey No.57/4A, 57/4B, 57/7, 57/8 & 60/1B, Situated at Santhavellur 'A' Village, Sriperumbudur Taluk, Kancheepuram District;

I, **M.A.RICHARD SPING**, the promoter of the proposed project, do hereby solemnly declare, undertake, and state as follows:

1. That I have legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. I hereby assert that all the necessary development activities related to the proposed site have been duly completed.

17.A

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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. The funds in this account will be used solely for covering the cost of construction and land, as far as building is concerned. For layout projects, it will cover the cost of development and land.
5. That the amounts from the separate account, covering the project cost, shall be withdrawn only after obtaining certification from an engineer, architect, and a chartered accountant in practice. The certification will confirm that the withdrawal is proportionate to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be made 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 ensure that the accounts are audited within six months after the end of every financial year by a chartered accountant in practice. A statement of accounts duly certified and signed by the chartered accountant shall be submitted to the Authority. The audit will verify 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 I/promoter shall obtain all the necessary approvals from the competent authorities in a timely manner.
8. That I/promoter have provided all the prescribed documents as required by the rules and regulations made under the Act.
9. 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.

Deponent

Verification I, the above-mentioned deponent, hereby verify that the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and belief. Nothing material has been concealed by me.

Verified by me at Chennai on this 05.11.2025

Deponent

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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

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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.