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RE REGULATORY RECORD

# RERA Document

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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD




தமிழ்நாடு TAMILNADU

EG 323310

J. VIJAYALAKSHMI
STAMP VENDOR
L.No. 29/B3/2000
No 1, 2nd Street, Dayalu Nagar,
Ambattur, Chennai-600 053
Cell: 98410 19270

Ashvar Builders & promoters

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

13-2-2025

Affidavit cum Declaration of ASHVAR BUILDERS AND PROMOTERS represented by its proprietor Mr.T.Soundararajan, promoter of the proposed project namely "ASHVAR GALAXY",consisting of Stilt Plus Four Floors,along with the Land Owners Mr.K.Inbaraj, Mr.Shriram Anand Rao And Mr.Shirish Anand Rao, Mrs.A.Hemambujam, Mrs.Fatima Julian,Mrs.N.J.Monica,Mr.Ganapathy Subramanian,Mrs.S.Vimala,Mr.SenthilKumar Madhivannan, Mr.R.Srinivasan, Mr.P.V.Balan,Mrs.SanthaBalan, Mrs.R.Tamilselvi Mr.N.K.Srinivasan,Mrs.T.Anusha Merlin, Mr.P.Jarvis StephardJoel,Mrs.RenukaJoel,Mr.P.Muthukumaran,Mrs.P.ChandraBai,Mrs.MallikaRajan,MrK.T.Rajan Mr.N.Babu,Mrs.V.S.Narmatha,Mr.M.Shanmugam,Mr.G.Pnchapakesan,Mr.S.SureshMr.N.Ganesan,Mr .N.Dhandapani,Mr.D.Gunasekar,Mr.Y.D.Sridhar,Mrs.S.Vijayalakshmi,Mr.M.Sivakumar,Mr.S.Venkates an,Mr.AlagiaNambi,Mrs.K.A.Parvathy,Mrs.P.R.Lakshmi,M.Ravikumar,Mrs.R.RenugaDevi,Mrs.S.Divya, Mr.Shriram Anand Rao And Mr.Shirish Anand Rao,situated at Plot No.48,Old Door No.79,New Door No.30,Oragadam Road,Venkatapuram,Ambattur,Chennai-600 053, (Stilt Plus Four Floors)comprised in Survey No.610/1A(PART),Ambattur Village, Chennai District For the Block 18 of Ward B;

We,

T.Soundararajan Proprietor of ASHVAR BUILDERS AND PROMOTERS promoter of the proposed project, "ASHVAR GALAXY ",Mr.K.Inbaraj, Mr.Shriram Anand Rao And Mr.Shirish Anand Rao, Mrs.A.Hemambujam,Mrs.Fatima Julian,Mrs.N.J.Monica,Mr.Ganapathy Subramanian,Mrs.S.Vimala,Mr.Senthil Kumarmadhivannan,Mr.R.Srinivasan,Mr.P.V.Balan ,

1. K.I-I-J 2. SriramRao 3. Ahemambujam 4. Fatima Julian

For ASHVAR BUILDERS & PROMOTERS

Proprietor

5. Narasimha 6. P.V. 7. G. Dinakar 8. M. Sathil Lal

9. Srinivasan 10. [illegible] 11. [illegible] 12. R. Ramakrishna Raja

N.K. Srinivasan 13. T. Anbalagan 14. 15. [illegible] 16. [illegible]

17. [illegible] 18. P. Chandra Bai. 19. Mallikarjuna 20. [illegible]

21. N. Balaji 22. V.S. Radhakrishnan 23. M.S. [illegible] 24. [illegible]

25. [illegible] 26. N. [illegible] 27. [illegible] 28. [illegible]

29. Y.D. Sajidha 30. S. Vijayalakshmi 31. M. Ghiz 32. R. Vaidian

33. Alangaalan P 34. Paruathy K.A 35. P.R. Lakshmi 36. M. Pavithrakumar

37. R. Rengadu 38. Parvathy Iyer 39. Srivastava Shivakumar

For ASHVAR BUILDERS & PROMOTERS

Proprietor

Mrs.Santha Balan,Mrs.R.Tamilselvi ,Mr.N.K.Srinivasan,Mrs.T.Anusha Merlin,Mr.P.Jarvis Stephard Joel, Mrs.Renuka Joel,Mr.P.Muthukumaran,Mrs.P.ChandraBai,Mrs.Mallika Rajan,Mr.K.T.Rajan,MR.N.BABU,Mrs.V.S.Narmatha,Mr.M.Shanmugam,Mr.G.Pachapakesan,Mr.S.Sur esh,Mr.N.GanesanMr.N.Dhandapani,Mr.D.Gunasekar,Mr.Y.D.Sridhar,Mrs.S.Vijayalakshmi,Mr.M.Siva kumar,Mr.S.Venkatesan,Mr.Alagia Nambi,Mrs.K.A.Parvathy,Mrs.P.R.Lakshmai,M.Ravikumar,Mrs.R.Renuga Devi, Mrs.S.Divya,Mr.Shriram Anand Rao And Mr.Shirish Anand Rao, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement with Mr.Inbaraj and 30 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. The project will be completed by 05/04/2028.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allotters, 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.

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**For ASHVAR BUILDERS & PROMOTERS**

Proprietor

9. 10. 11. 12.

NKSrinivasan
13.

14. T. Asha Murli 15. 16.

17. 18. 19. Mallika Rajan 20.

21. N. Babu 22. V.S. Padmanabhan 23. M.S 24.

25. 26. 27. 28.

29. Y. D. Sajidha 30. S. Vijayalakshmi 31. 32. A. Vaidian

Parvathy K.A

33. 34. 35. P.R. Lakshmi 36. M. Ravikumar

Alagalesh

37. R. Rengadu. 38. Ramesh Sampath 39. Thirumalai Ramakrishnan.

For ASHVAR BUILDERS & PROMOTERS

Proprietor

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

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

9. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**For ASHVAR BUILDERS & PROMOTERS**

Proprietor

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34. Parvathy K.A
35. P.R Lakshmi
36. M. Ravikumar
37. R. Rengadu
38. Hari Priya Parvathy Sampat
39. Sriram Rao

Deponent

## 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 15TH DAY OF MAY 2026

**For ASHVAR BUILDERS & PROMOTERS**

Proprietor

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29. Y.D. Sajjidha
30. S. Vijayalakshmi
31. M. G
32. P. Vanlian
33. Alby
34. Parvathy K.A
35. P. R. Lathi
36. M. Ravikumar
37. R. Rengadu
38. Lanalky Sampa
39. Srisailam Rao Ramesh Rao

Deponent

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.