Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FG 167454

M/s. MGP Lands and Buildings Pvt Ltd.

M/s. MGP Investin Properties LLP

K. SARAVANAN , M.Com
STAMP VENDOR
Lic No 1090 / B4 / CH(C)2021- 5

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. MGP LANDS AND BUILDINGS PRIVATE LIMITED Rep by its Mr. KRISHNAMURTHY AND M/s. MGP INVESTIN PROPERTIES LLP Rep by its Mr. KRISHNAMURTHY** promoter of the proposed project at **PLOT NO.337, ENGLISH ELECTRIC NAGAR, NEMILICHERY, COMPRISED IN OLD S.NO: 37, 38/1 & 39/1, T.S.NO. 6/3, 6/7-2 & 6/8, BLOCK NO: 25, WARD: G, OF NEMILICHERY VILLAGE, PALLAVARAM TAULK, CHENGALPATTU DISTRICT WITH IN THE LIMITS OF TAMBARAM CORPORATION.**

For MGP INVESTIN PROPERTIES LLP

Authorised Signatory MGP

Buildings Private Limited

Director

Deponent

I, **PLOT NO. 337, ENGLISH ELECTRIC NAGAR, NEMILICHERY, COMPRISED IN OLD S.NO: 37, 38/1 & 39/1, T.S.NO. 6/3, 6/7-2 & 6/8, BLOCK NO: 25, WARD: G OF NEMILICHERY VILLAGE, PALLAVARAM TAULK, CHENGALPATTU DISTRICT WITH IN THE LIMITS OF TAMBARAM CORPORATION.** promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 **PROJECT IS COMPLETED** .

4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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.

FOR MGP INVESTIN PROPERTIES LLP

For MGP Lands and Buildings Private Limited

Authorised Signatory

Authorized Signatory

Deponent

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed 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.

For MGP INVESTIN PROPERTIES LLP

Authorised Signatory MGP

For MGP Lands and Buildings Private Limited

Authorized Signatory

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 02/04/2026

For MGP INVESTIN PROPERTIES LLP

Authorised Signatory MGP

For MGP Lands and Buildings Private Limited

Authorized Signatory

Deponent

MGP
INVESTIN PROPERTIES

EXTRACT FROM THE MINUTES OF BOARD MEETING HELD AT OUR CORPORATE OFFICE ON THE 03rd DAY OF APRIL 2026.

Members Present:

1. Mr. Prabhu Paulraj, Designated Partner
2. Mr. Thanga Mohan Naveen, Designated Partner

RESOLVED THAT the LLP do hereby approve and take on record the transaction in respect of the property bearing **Plot No. 337, English Electric Nagar, Nemilichery**, comprised in Old Survey Nos. 37, 38/1 and 39/1, Town Survey Nos. 6/3, 6/7-2 and 6/8, Block No. 25, Ward 'G', situated at Nemilichery Village, Pallavaram Taluk, Chengalpattu District.

RESOLVED FURTHER THAT Mr. Krishnamurthy be and is hereby authorized to appear before the Sub-Registrar, Revenue Authorities, RERA Authorities, financial institutions, and any other statutory or regulatory authorities, to sign and submit necessary forms, declarations, affidavits, and to do all such acts, deeds, matters, and things as may be necessary or expedient to give effect to this resolution.

RESOLVED FURTHER THAT Mr. Krishnamurthy be and is hereby authorized to receive and make payments, sign receipts, and issue acknowledgments in connection with the said transaction.

RESOLVED FURTHER THAT a certified true copy of this resolution be provided to any concerned authority or party as may be required."

//Certified True Copy//

Mr.Prabhu Paulraj
Designated Partner

Mr. Thanga Mohan Naveen
Designated Partner

90700 56789 info@mgpinvestinproperties.com
MGP Investin Properties
No.3/330, Door No: 3A, Third Floor, Alkasha Centre, Rajiv Gandhi Salai (OMR)
Okkiyam, Thoraipakkam, Chennai - 600097.
www.mgpinvestinproperties.com

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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