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

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU

Brigade Enterprises Ltd

DB 614973

L. MOHAN
Stamp Vendor
License No. B3/22/2000
113 A/2, Sundarar Street,
T.V. Nagar, Chennai-40.

19-2024

17/05/2024

FORM – B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of

1. **M/s. Brigade Enterprises Limited,** having its Registered Office at No.29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram – Rajajinagar, Bangalore – 560 055, and Regional office at No.5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai – 600 096, India, represented by its Authorised Signatory Mr.R.Thirumanan, the Promoter of the proposed project,

   Proposed Project named **"Brigade Icon " for** construction of High Rise Group Development consisting of Extended 1st Basement Floor for Block 1 & 3, Block 1-Ground floor + First Floor (Utility Block), Block 2 – Ground Floor+ First Floor (Utility Block) and Block 3 – Extended Triple Basement Floors + Combined Ground (Commercial Shops, Super market , Retail and Restaurant in Front Part and Residential Lobby with

For BRIGADE ENTERPRISES LTD

Authorised Signatories

Multipurpose Hall, Indoor Games, Electrical Room, AV room, in the Residential Real Part) + Mezzanine Floor(two Wheeler parking) + Combined 1st Floor and 2nd Floor (Commercial Retail Shops in the commercial Retail front part and parking area in the residential rear part) + Combined 3rd Floor (Multipurpose (Pavillion Restaurant Cafeteria and Office Space in the Commercial Front Part and Residential Dwelling Units with Gym Swimming Pool, SPA in the Residential Real Part) +4th Floor, to 18th Floor (Office Space with Refuge Area in 5th , 8th, 11th , 14th and 17th floor in the Commercial Front Part) and 4th Floor to 38th Floor (Residential Real Part with 198 Dwelling Units and Refuge Area in 17th, 26th, and 35th Floor Totalling 200 Dwelling Units at New Door No.180, (Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66), Anna Salai (Mount Road), Thousand Lights, Chennai – 600 002, comprised in R.S.No.322/1, Block No.11, Triplicane Village, Mylapore Taluk, Chennai District and Door No.8/16, Smith Road, Comprised in R.S.No.321/3, Block No.10, Triplicane Village, Mylapore Taluk, Chennai District within the limits of Greater Chennai Corporation.

I, **R. Thirumanan**, Authorised Signatory of M/s. Brigade Enterprises Limited, Promoter/Landowner of the proposed project do hereby solemnly declare undertake and state as under:

(1) That we, M/s. Brigade Enterprises Ltd., have a legal title to the Land on which the development of the proposes project is to be carried out.

(2) That the land is free from all encumbrances.

(3) That the time period within which the project shall be completed by the Promoter is Residential, Commercial and Retail (Block 1, 2 & 3) : 31.12.2030.

(4) That seventy (70%) percent of the amounts realized by us 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.

(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.

(6) That we shall get the accounts audited within six (6) 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 account 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 we shall take all the pending approvals on time, from the competent authority.

For BRIGADE ENTERPRISES LTD

Authorised Signatories

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

(9) That we 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 BRIGADE ENTERPRISES LTD

DEPONENT

Authorised Signatories

Verification

That 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 21st day of May 2024.

For BRIGADE ENTERPRISES LTD

DEPONENT

Authorised Signatories



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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™

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