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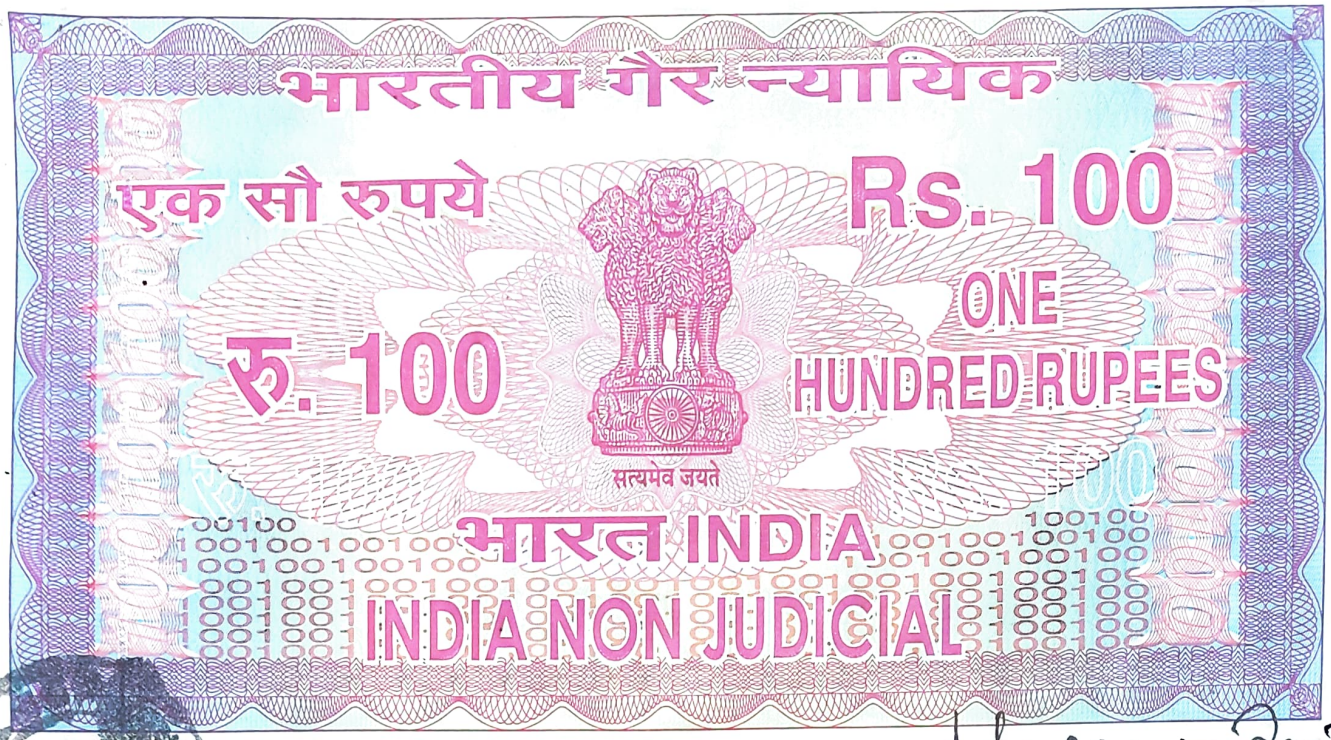
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU 11 SEP 2024

T. Ivans
Chennai- 42

DH 294485
M.GANAPATHY
STAMP VENDOR
L.No.14325/E/94
No.42, Velachery Main Road
Chennai-600042

Affidavit cum Declaration

Affidavit cum declaration of **Mr.T.IVANS s/o Thankappan (GPA)** and the land owners **1.K.SUBRAMANIAN S/o Kandaswami 2.MARGABANDHU S/o Kandaswami 3.K.BALASUNDRAM S/o Kandaswami 4.K.SRINIVASAN S/o Kandaswami 5.K.RAMESH BABU S/o Kandaswami** of the project " **NARAIN PANDAVAAS**" situated at Door No.9, plot No.133, 134, 135, 136,137 Rajaji Street, Ramakrishna Nagar, Valasaravakkam, Chennai comprised Old Survey No.116/2, New Survey No.116/672, 116/673, 116/756, 116/757 & 116/758 of Valasaravakkam Village, Within the limits of greater chennai corporation.

(GPA)

(Land Owners)

I **Mr.T.IVANS s/o Thankappan (GPA)** and the land owners **1.K.SUBRAMANIAN S/o Kandaswami 2.MARGABANDHU S/o Kandaswami 3.K.BALASUNDRAM S/o Kandaswami 4.K.SRINIVASAN S/o Kandaswami 5.K.RAMESH BABU S/o Kandaswami** do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is will be completed.

2. That the said land is free from all encumbrances.

3. The project will be complete on **06/Aug/2032.**

4. That seventy percent of the amounts realized by proprietor 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I 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 I shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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.

(GPA)

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 Velachery on this day of 11.09.2024.

GPA

Deponent

(Land owners)



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

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We're honored to be part of your real estate journey

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