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RERA Document

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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 தமிழ்நாடு TAMILNADU 19 NOV 2025 ET 111307

MAHIN HUSSAIN.
Chennai

R. RACUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTE

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain** having its residing at Plot No.B-180, Door No.05, 54th Street, 9th Avenue, Ashok Nagar Chennai- 600 083, Promoter of the proposed project at **"AL-KALIMA"** – Proposed Construction of Stilt + 5 Floors Commercial (Office @ 1st & 2nd Floors) Cum Residential (3rd, 4th & 5th Floors) Building with 5 Dwelling units at Plot No.B180, 54th Street, Ashok Nagar, Chennai 600 083, Comprised in T.S No. 60, Block No.70 situated at Kodambakkam Village, Mambalam Taluk, Chennai District, Within the Limits of Greater Chennai Corporation, Zone:10 & Division No:131 , Tamilnadu State.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351 GOVERNMENT OF INDIA

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I **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain** PROMOTER of the Proposed Project **"AL-KALIMA"** do hereby solemnly declare undertake and state as under.

1. That **Mr. Mahin Hussain- Self & GPA for Mr. Nahin Hussain**, LAND OWNER has a legal title to the land on which the development of the project is proposed Comprised in Town Survey Nos. 60, Block No.70 situated at Plot No.B180, 54th Street, Ashok Nagar, Chennai – 600 083, Kodambakkam Village, Mambalam Taluk, Chennai District, Within the Limits of Greater Chennai Corporation, Tamilnadu State and **Mr. Mahin Hussain-Self (50%)** executed Power Agent with **Mr. Nahin Hussain (50%)** 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. That the time period within which the project is completed by Land Owner
   a) Project Completion Date – **COMPLETED**
   b) Validity of CMDA Planning Permit – **01/08/2032** &
      GCC Building Permit – **15.08.2029**

4. That seventy per cent of the amounts realised by 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 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 we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice,

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351 GOVERNMENT OF INDIA

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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.

7. That we shall take all the pending approvals on time, from the competent authorities.

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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

NOTARY A. THANGAVELU GOVERNMENT OF INDIA Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351

Deponent

A. THANGAVELU, M.L., M.B.A., ADVOCATE & NOTARY GOVERNMENT OF INDIA Commissioner of Oaths Regn. No:6351 M.H.A.A. HIGH COURT BUILDING CHENNAI - 600 104

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this **19th** day of **November 2025**.

Deponent

NOTARY A. THANGAVELU GOVERNMENT OF INDIA Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351

A. THANGAVELU, M.L., M.B.A., ADVOCATE & NOTARY GOVERNMENT OF INDIA Commissioner of Oaths Regn. No:6351 M.H.A.A. HIGH COURT BUILDING CHENNAI - 600 104

CARPET AREA STATEMENT

Date : 29.11.2025

Site Address : "AL-KALIMA" – Proposed Construction of Commercial (Office) Cum Residential Apartment Building with 5 dwelling units (1st & 2nd Floors - Office; 3rd, 4th & 5th Floors – Residential) at Plot No.B180, 54th Street, Ashok Nagar, Chennai 600 083, Comprised in T.S No. 60, Block No.70 situated at Kodambakkam Village, Mambalam Taluk, Chennai District, Within the Limits of Greater Chennai Corporation, Zone:10 & Division No:131 , Tamilnadu State.

Sl.NO	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility/ Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)		Two Wheeler
													Covered	Open	
1	I	First	OFFICE	1	187.14	0.00	0.00	19.35	206.49	68.75	275.24	124.13	1	1	9
	I	Second	OFFICE	2	187.14	0.00	0.00	19.35	206.49	68.75	275.24	124.13	1	1	9
	I	Third	3BHK+3T	3	94.04	7.31	2.72	9.54	113.61	26.39	140.00	68.30	1		
	I	Third	3BHK+2T	4	89.73	5.44	3.55	11.19	109.91	25.53	135.44	66.07	1		
	I	Fourth	3BHK+3T	5	94.04	7.31	2.72	9.54	113.61	26.39	140.00	68.30	1		
	I	Fourth	3BHK+2T	6	89.73	5.44	3.55	11.19	109.91	25.53	135.44	66.07		1	
	I	Fifth	3BHK+3T	7	187.02	14.05	1.46	20.39	222.93	51.78	274.70	134.01	1	1	
TOTAL					928.84	39.56	14.01	100.55	1082.96	293.11	1376.07	651.00			
												Visitors' Car Parking	1		
												Grand Total	7	4	18

Mahi Hussain

Nahhuss

Tharunya

THARUNYA RAMESH
Architect and Project Management
Registered Council of Architecture
No. CA/2015/68429
1B, Casa Blanca II, # 16, Fredrick Avenue,
Thirumoorthy Nagar,
Nungambakkam, Chennai-600 034.

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.