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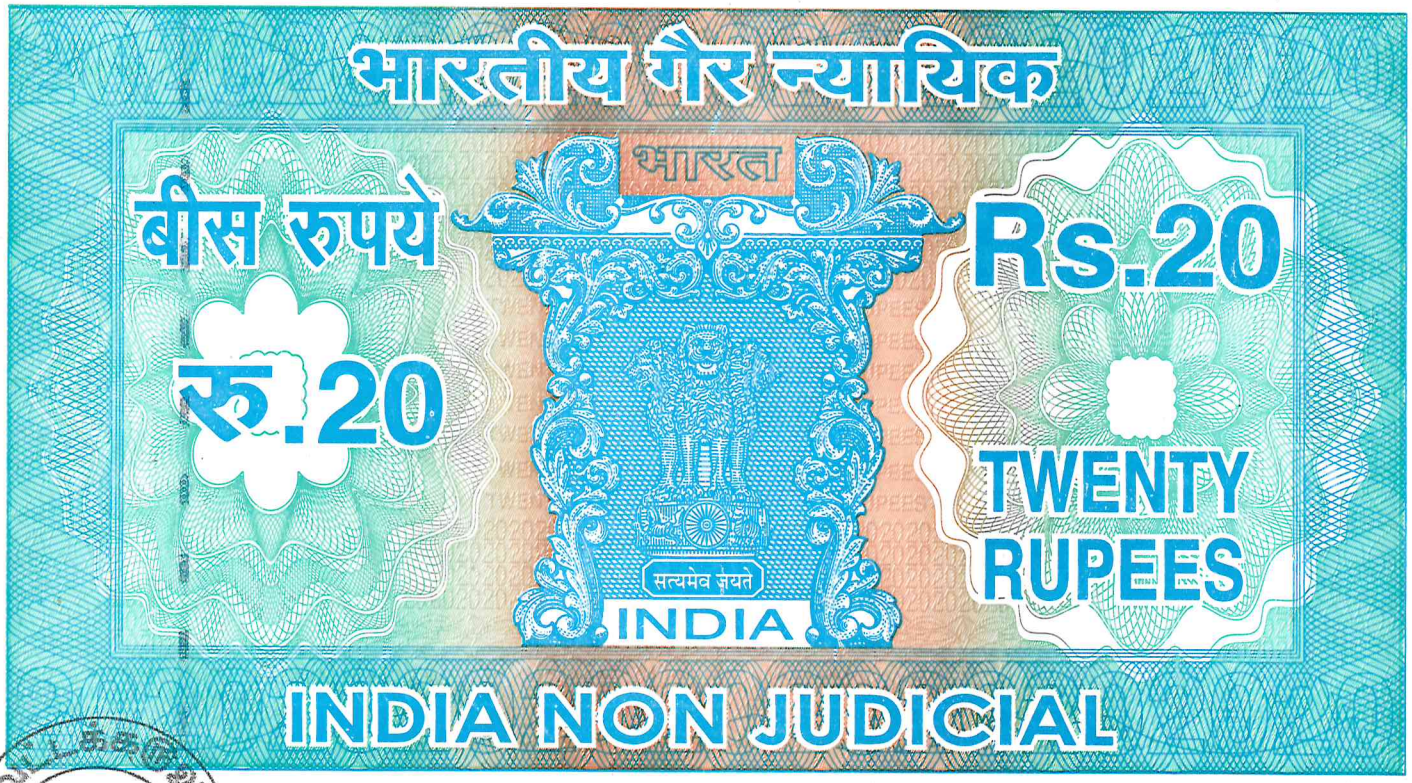
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தமிழ்நாடு तमिलनाडु TAMIL NADU 28 DEC 2023 26AC 899966

DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/G/91
Saidapet, Chennai-15. ☎: 9840173096

**FORM 'B'**
**Affidavit cum Declaration**

Affidavit cum Declaration of **We M/s DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED** Promoters of the proposed project Name is **"DRA BEENA CLOVER"** Residential Building at ,Shruti Sai Nagar Main Road,Madambakkam Village,Tambaram Taluk, Chengalpattu District.

**We,Mr.V.Manoj, Authorised Signatory of M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED,** Promoters of the Proposed Project do hereby solemnly declare undertake and state as under:

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

1. That We/promoters have/has a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement /collaboration agreement/development agreement or any other agreement with- Mr.S.G.Gopinath, Mrs. Beena Gopinath, Mrs. Rohini Gopinath, Mrs. Rukmini Gopinath who possess a legal title to the land on which the development of the proposed project is to be carried out in.

**Project Name is "DRA BEENA CLOVER"**, Residential Building at comprised in Old Survey Nos. 771/1A & 771/2A, (Old Survey Nos.771/1&771/2) ,as per new Patta No.12235,New Survey No.771/2A1 and within the limit of Madambakkam **Village**, Tambaram **Taluk**, Chengalpattu **District, Tamil Nadu State.**

1. The requisite particulars are as under:-

We hereby apply for the grant of registration of my/our project Named '**DRA BEENA CLOVER**'_comprised in Old Survey Nos. 771/1A & 771/2A, Survey Nos.771/1&771/2,as per new Patta No.12235,New Survey No.771/2A1 and within the limit of Madambakkam **Village**, Tambaram **Taluk**, Chengalpattu **District, Tamil Nadu State.**

2. The requisite particulars are as under:-

**Approved by CMDA File No. CMDA/PP/NHRB/S/0829/2023, dated: 11-06-2024 In planning permit No. OL-00956; Date of permit : 11-06-2024**

**Approved by Local body vide No., க.வி.எண்: 009/CP/24-25/0032595, dated;27/07/2024. பி.ஏ எண்: 009/BPA/2024/01210**

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the project are enclosed herewith.

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

OR

The Project land (65%) is mortgaged with Tata Capital housing finance Limited (Document No: 7709/2024).

3. That the time period within which the project shall be completed by me/promoters is**26thJul 2029.**

4. That seventy per cent of the amounts realized by me/promoters 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 becost 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 by the competent authority.
6. That We /promoters 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 We/promoters shall take all the pending approvals on time, from the competent authorities.
8. That We/promoters have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We / promoters 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.

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 27th day of July-2024.

For DRAADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

# Our services go beyond

## 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.

# Smarter Tools, Stronger Decisions

## 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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