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தமிழ்நாடு तमिलनाडु TAMILNADU

14 MAR 2025

Adityaram

EP 521733

G. VEERABATHRAN
Stamp Vendor
License No. 2/CH(S)2010 Dt. 30-3-2011
Old No. 23, New No. 31, Sarangapani Street,
Sholinganallur, Chennai-600 119.

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 of

We, 1. M/s. ADITYARAM HOUSING PRIVATE LIMITED [CIN: U70109TN2021PTC140934] a Company incorporated under the Companies Act, 2013 having its Registered Office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119, [PAN: AAUCA6866B] and represented herein by its Director Mrs.P.AMANI ADITYARAM

For ADITYARAM HOUSING (P) LTD.

P. Amani Adityaram

Director

P. Amani Adityaram

For ADITYARAM PROPERTIES (P) LTD.

P. Amani Adityaram

Director

P.MAHADEVAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162, EDAN GARDEN
UTHANDI, CHENNAI-600 119.
Cell. 9840[illegible]

2. INDUSIND BANK LIMITED, a Banking Company registered under the Companies Act, 1956, having its registered office at 2401, Gen.Thimmayya Road, Cantonment, Pune - 411001 and a branch amongst others at New No.5, Old No.3, Valluvarkottam High Road (formerly Village Road), Nungambakkam, Chennai - 600 034, represented herein by its Power of Attorney Agent, Mrs.P.AMANI ADITYARAM, wife of Mr.P.Adityaram, aged about 53 years, residing at No.186, Kapaleswarar Nagar Arch Road, Neelangarai, Chennai - 600 115 who has been duly authorised vide Power of Attorney dated 02.02.2021, registered as Doc.No.1628 of 2021, in the office of the Sub-Registrar, Thiruporur

3. M/s.ADITYARAM PROPERTIES PRIVATE LIMITED [CIN: U55101TN1994PTC028886] [PAN: AAACB2216N] a Company incorporated under the Companies Act, 1956 having its Registered Office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai - 600 119 represented by its Director Mrs.P.AMANI ADITYARAM

We, 1. M/s. Adityaram Housing Private Limited; 2. IndusInd Bank Limited; & 3. M/s.Adityaram Properties Private Limited promoters of the proposed project 'ADITYARAM SIGNATURE EXTENSION' do hereby solemnly declare, undertake and state as under:

1. That We/the promoter have legal title to the land totally admeasuring 2116 sq.mts., consisting of 9 plots, comprised in Survey No. 137/8 and future plotting area comprised in S.Nos. 127/2A1 Part, 127/2C Part, 128/4A Part, 136/10B Part, 136/11A Part, 136/11B Part, & 137/4 Part lying in the already approved residential layout L.P/DTCP No.74/2021, all situated at Saluvankuppam Village, Pattipulam Panchayat, Thiruporur Taluk, Chengelpet District, the residential Layout Plan sanctioned by MLPA vide No. L.P/MLPA (CD) No.258/2024 dated 26.11.2024, Planning Permit ROC No.OP7OVXUO/2024/2024/TCP dated 26.11.2024 and the Local Body viz., Pattipulam Village Panchayat has also accorded its sanction vide ROC No.02/2024-2025 dated 26.02.2025 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 of the project is enclosed herewith.

For ADITYARAM HOUSING (P) LTD.

P. Amani Adityaram

Director

P. Amani Adityaram

For ADITYARAM PROPERTIES (P) LTD.

P. Amani Adityaram

Director

NOTARY ★ GOVERNMENT OF INDIA ★ P. MAHADEVAN, ADVOCATE CHENNAI

P.MAHADEVAN,B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162,EDAN GARDEN
UTHANDI,CHENNAI-600 119.
Cell. 98402 [illegible]

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

3. The Lay-out of House Sites, in which all developments have been 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.

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

8. That We/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For ADITYARAM HOUSING (P) LTD.

P. Amrit Aditya

Director

P. Amrit Aditya

For ADITYARAM PROPERTIES (P) LTD.

P. Amrit Aditya

Director

NOTARY
P. MAHADEVAN, ADVOCATE
R. No: 68/1982
CHENNAI
GOVERNMENT OF INDIA

P. MAHADEVAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162, EDAN GARDEN
UTHANDI, CHENNAI-600 119.
Cell. 98402 [illegible]

9. That We/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 ADITYARAM HOUSING (P) LTD.

P. Amarnath Aditya

Director

P. Amarnath Aditya

For ADITYARAM PROPERTIES (P) LTD.

P. Amarnath Aditya

Director

Deponent

VERIFICATION

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

Verified by us at Panayur, Chennai on this 14h day of March, 2025.

For ADITYARAM HOUSING (P) LTD.

P. Amarnath Aditya

Director

P. Amarnath Aditya

For ADITYARAM PROPERTIES (P) LTD.

P. Amarnath Aditya

Director

Deponent

NOTARY GOVERNMENT OF INDIA P. MAHADEVAN, ADVOCATE R. No: 697009 CHENNAI

P.MAHADEVAN,B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162,EDAN GARDEN
UTHANDI,CHENNAI-600 119.
Cell. 98409 [illegible]



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.



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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

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