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 06/01/2025

A. Ritz Raja Rangavel Murthy

BK 182866
P.சரவணன்
முத்திரைத் தாள் விற்பனையாளர்
லட்டாட்சியர் அலுவலகம், தஞ்சாவூர்
தமிழ்நாடு உரிமம் எண்: 46/92
செல்:9443075092

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

Affidavit cum Declaration of Mr. A. Ritz Raja, Managing Partner M/s. RITZ Property Developers Promoter of the project of LINGA NAGAR at T.S.No. 17/2,17/3,18/1,18/2(S.No. 138/2,3,140/1,2) in ∧ Pandamangalam Village,K.Abishekapuram Zone, Tiruchirappalli West Taluk, Tiruchirappalli District. ∧ WARD-I, Block-10

I, Mr. A. Ritz Raja Managing Partner M/s. RITZ Property Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Mr. A. Ritz Raja Managing Partner M/s. RITZ Property Developers, promoter have / has a legal title to the land on which the developmentof the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **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

For RITZ PROPERTY DEVELOPERS
A. Ritz Raja
MANAGING PARTNER

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 theend 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 I, Mr. A. Ritz Raja Managing Partner M/s. RITZ Property Developers, promoter shall take all the pending approvals on time, from the competent authorities.

8. That I, Mr. A. Ritz Raja Managing Partner M/s. RITZ Property Developers, promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I, Mr. A. Ritz Raja Managing Partner M/s. RITZ Property Developers, 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

For RITZ PROPERTY DEVELOPERS

A. Ritz Raja

MANAGING PARTNER

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me therefrom.

Verified by me at TRICHY on this 25 day of January - 2025.

For RITZ PROPERTY DEVELOPERS

A. Ritz Raja

MANAGING PARTNER

Deponent



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