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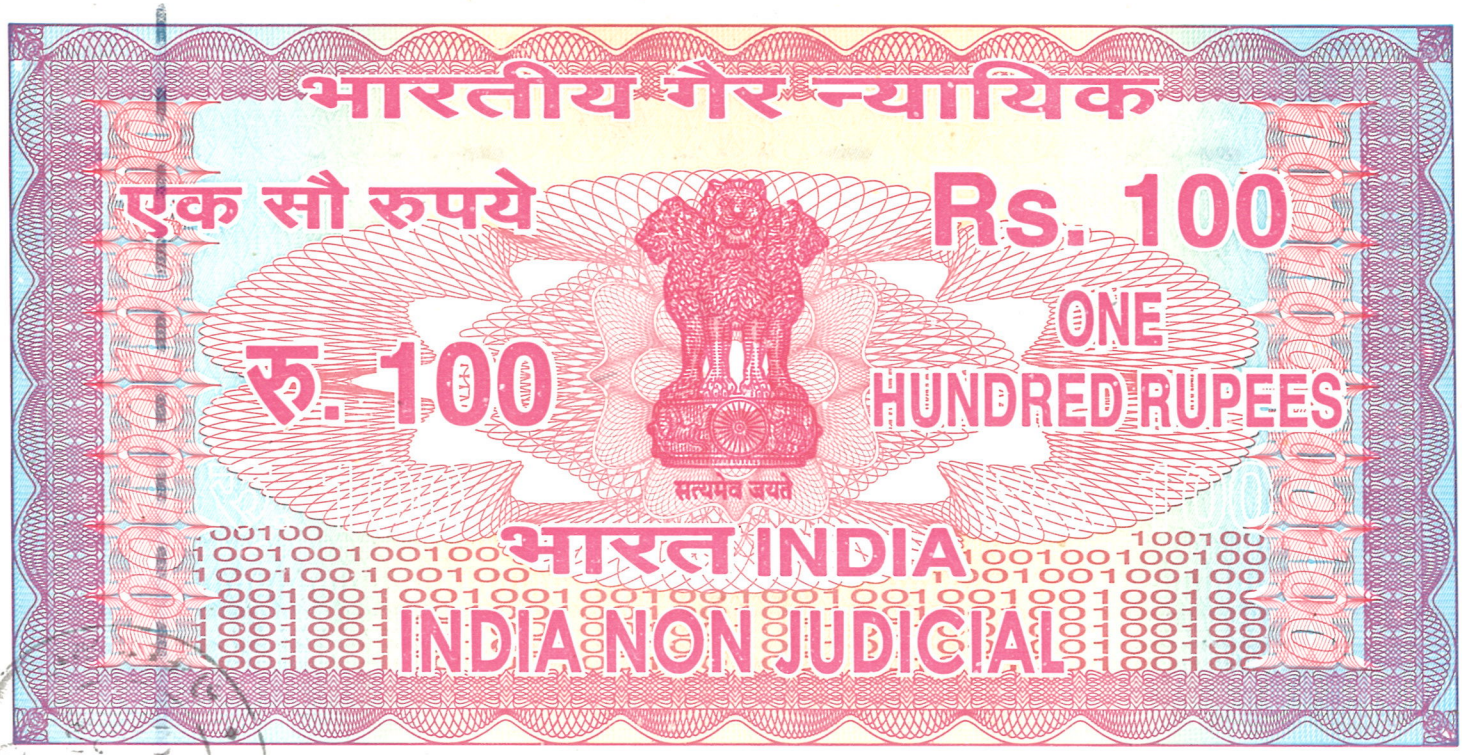
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

01 AUG 2023

CX 376648

S. KUMARAVELU
STAMP VENDOR
L No: 26/CH (S) 2010 dt 02-03-2011
No: M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of 1. Mr. S.V. SHRIRAMULU, 2. Mr. S. PRABAKAR, 3. Mr. J. JAYASEKAR, 4. Mr. V.V. VENOO, 5. Mrs. B. INDIRA, 6. Mr. K. MOHAN RAJ, 7. Mr. R. ANANDA KUMAR, the landowners of the proposed Layout project, "**S&P SERENITY WALK**", respectively.

We, **1.** S.V. SHRIRAMULU, S/o. Mr. S. Venkatesa Reddiar (PAN: ABCPS0594A & AADHAR No.: 9109 8246 4663) aged about 72 years, residing at No.4/211, Villa No.6, MGR Road, Palavakkam, Chennai - 600 041; **2.** S. PRABAKAR S/o. Mr. S.V. Shriramulu (PAN: AHJPP0120C & AADHAR No. 8315 9307 0592) aged about 44 years, residing at No.4/211, Villa No.6, MGR Road, Palavakkam, Chennai - 600 041;

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

Deponent

3. J. JAYASEKAR S/o. Mr. C.S. Jagannathan (PAN:AGBPJ4271B & AADHAR No.: 7231 7358 7307) aged about 57 years residing at New No.12, Old No.68, 3rd Floor, GRN Tashavan Apartment, I Block, 9th Street, Anna Nagar East, Chennai - 600 102; **4.** V.V. VENOO S/o. Mr. S. Venkatesa Reddiar (PAN: AAGPV0507P & AADHAR No.: 3351 2675 7276) aged about 67 years, residing at No.7, Aishwarya Nagar, Nolambur, Chennai - 600 095; **5.** B. INDIRA W/o. Mr. Ramana Reddiar (PAN: AARPI9309M & AADHAR No.: 5580 1529 6721) aged about 56 years, residing at No.18/6, 5th Street, A.J. Block, Anna Nagar, Chennai - 600 040 (represented by her Power Agent, Mr. J. JAYASEKAR S/o. Mr. C.S. Jagannathan; **6.** K. MOHAN RAJ S/o. Mr. R. Kamalakannan (Passport No.: PB5531616) (PAN: APDPM0824J) aged about 50 years, residing at No. Unit 126, 45 Manchester Drive, Schofields, NSW 2762 Australia (represented by his Power Agent, Mr. J. JAYASEKAR S/o. Mr. C.S. Jagannathan; **7.** R. ANANDA KUMAR S/o. Mr. B. Radhakrishnan (PAN: AKWPA9341G & AADHAR No.: 5894 2972 0651) aged about 58 years, residing at 36, Q Block, Maraimalai Adigalar Street, MMDA Colony, Arumbakkam, Chennai - 600 106. (represented by his Power Agent, Mr. J. JAYASEKAR S/o. Mr. C.S. Jagannathan the landowners of the proposed project, respectively, do hereby solemnly declare, undertake and state as under:

1. That we, 1. S.V. SHRIRAMULU, 2. S. PRABAKAR, 3. J. JAYASEKAR, 4. V.V. VENOO, 5. B. INDIRA, 6. K. MOHAN RAJ, 7. R. ANANDA KUMAR **(Landowners)** have a legal title to the land on which the development of the project is proposed, possess a legal title to the land on which the development of the proposed project is to be carried out and we have a legally valid authentication of title of such land; Enclosed an authenticated copy of the Sale Deed(s) as Landowners;

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

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

4. That we shall not discriminate against any allottee at the time of allotment of plot, on any grounds.

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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 Chennai on this 23rd October 2024.

1.

2.

3.

4.

Deponent

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No: 1203/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033
Mobile : 98411 22650

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.