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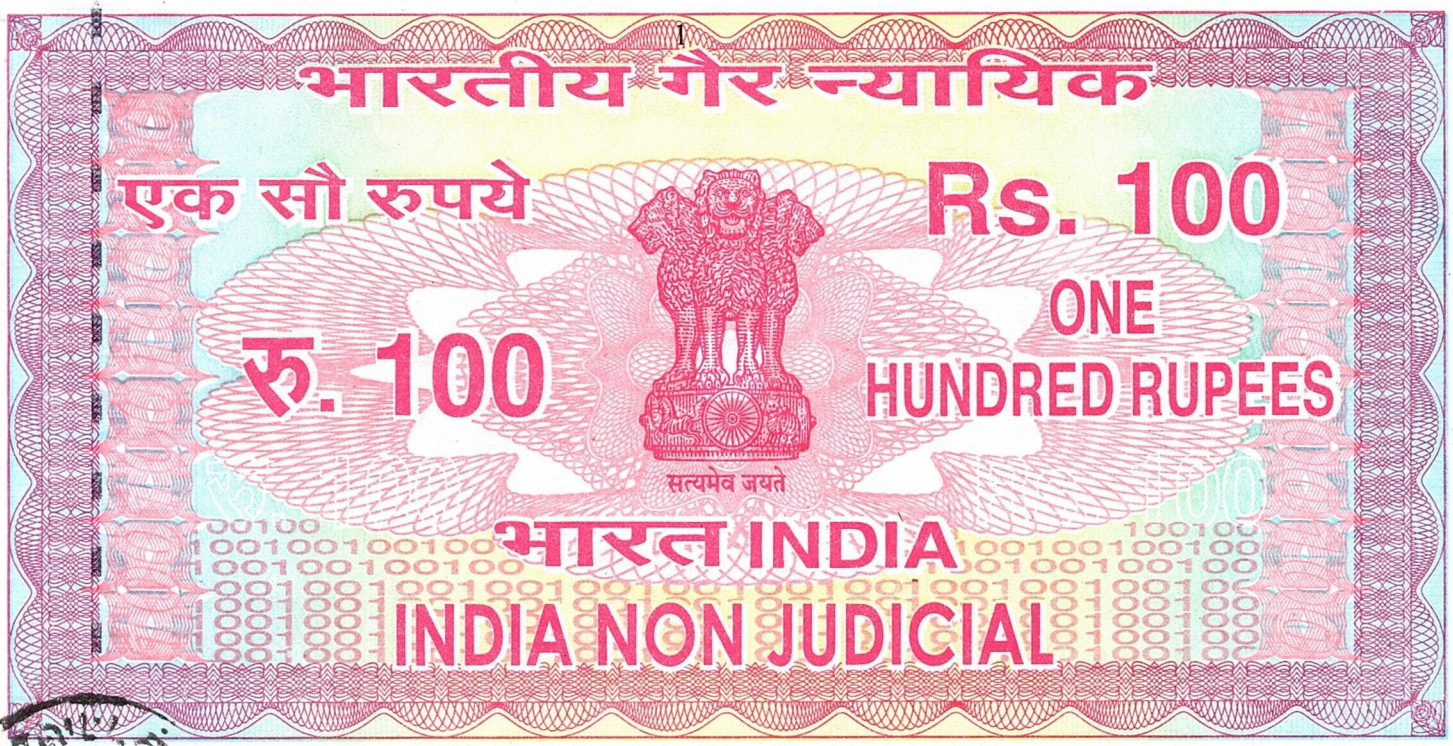
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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தமிழ்நாடு तमिलनाडु TAMILNADU

17 FEB 2025

DF 630260

CEEBROS PROPERTY DEVELOPMENT (P) ...
CHENNAI -600 028

T.ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts,
R.A.Puram, Chennai-28
L.No: 44/B3/2000

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 the CEEBROS Property Development Private Limited, a Private Limited Company incorporated under the Companies Act 1956, having their registered office at 'Sukriti", No.19/1, 3rd Cross Street, R.A.Puram, Chennai – 600 028, represented by its Managing Director Mr.C.Subba Reddy, "PROMOTER", of the proposed projects namely "RAMALAKSHMI", situated at New Door No21, Old Door No.11, South Boag Road, T.Nagar, Chennai – 600 017,

For Ceebros Property Development Private Limited

Managing Director

I. **Mr.R.RAMKUMAR,** son of late G.Ramnathan, aged about 73 years, residing at New No.21, Old No.11, South Boag Road, T.Nagar, Chennai – 600 017, (SELF and GPA for Mrs.Hema Ramkumar, Aarthi Srinath & Ashwin Ramkumar) hereinafter collectively to as the "LAND OWNERS".

We do hereby solemnly declare, undertake and state as under:

1. That We, Land Owners have a legal title to the land on which the development of the project is proposed construction of Residential building an extent 1320.14 Sq.Mtrs (5 grounds and 2210 Sq.ft) situated at New Door No.21, Old Door No.11, South Boag Road, T.Nagar, Chennai – 600 017, comprised in Old Survey Nos.122/1, 122/2, 123/1 and 123/3 Old Block No.14 present T.S.No.6552 present Block No.141 of T.Nagar Village, Guindy Taluk, Chennai District, within the Greater Chennai Corporation Limits.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed is 31.12.2028.
4. That seventy per cent of the amounts realized 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 We shall get the accounts audited within six months after the end of every

For Ceebros Property Development Private Limited

Managing Director

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

Verification

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

For Ceebros Property Development Private Limited

Managing Director

Verified by me at Chennai on this 7th day of April 2025

For Ceebros Property Development Private Limited

Managing Director

Deponents



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

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