Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

18 MAY 2026

FD 826219

K. SARAVANAN, M.Com
STAMP VENDOR
Lic No 1090 / B4 / CH(C)2021-5

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Adityaram Infrastructure Projects LLP., represented herein by Authorised Signatory Mr.Arya Adityaram,** the promoter of the proposed project **'ADITYARAM PALACE CITY'- ROYAL,** promoter of the proposed project at GF + 1st Floor Buildings in plot Nos. 4, 5, 6, 17 & 18, 19 & 20, 21 & 22, 50, 51, 52 in the approved layout PPD/LO No.138/2023 comprised in S.Nos. 118/2F, 118/1A, 118/2E, 102/1B2, 101, 102/2A, 118/1B, 118/2D, 118/2C, 119, 99/2A1, 99/2B1, 120/8A, 99/2C1 of Sholinganallur II Village/Taluk, Chennai.

I, the said promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That I promoter have 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 M/s.Adityaram Housing Pvt Ltd., M/s.Adityaram Infrastructre Projects LLP., M/s.Flourishing Venture (P) Ltd., represented herein by Authorised Signatory Mr.Arya

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

Authorised Signatory

Adityaram and Mr.Arya Adityaram in his personal capacity, who possess a legal title to the land on which the development of the proposed project is to be carried out AND
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances or possess such encumbrances as Nil including details of any rights, title, interest or name of any party in or over such land, along with details.

3. I hereby confirm that our Company name is **M/s. Adityaram Infrastructure Projects LLP.,** but mistakenly in Patta mentioned as M/s. Adityaram Infrastructure Projects Pvt Ltd., / M/s. Adityaram Infrastructure Projects Ltd., as a typographical error but in sale deeds mentioned as M/s. Adityaram Infrastructure Projects LLP., only.

4. I hereby confirm that 88 units are available in the above said project. Now we are developing and getting TNRERA approval for 9 villas only for 3344.81 sq.mts.

5. That I promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

6. That I 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 INFRASTRUCTURE PROJECTS LLP

Authorised Signatory
Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.
Verified by us at Chennai on this 5th day of June, 2026.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

Authorised Signatory
Deponent

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.