Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

DL 454985

S.MURUGU THIRUNAVUKKARASI
STAMP VENDOR
LIC No. 17071/B2/2014
'CHENTHUR NIVAS' LIG-521, TNHB Road,
Sholinganallur, Chennai - 600 119.

2083

22/05/2024

Adityaram Infrastructure Projects LLP

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

M/s. ADITYARAM INFRASTRUCTURE PROJECTS LLP, [LLPIN: AAA-3803] a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008, having its Registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119, and represented herein by its Designated Partner Mrs.P.AMANI ADITYARAM , for itself and as Power of Attorney Agent of

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Amani Adityaram

Designated Partner



தமிழ்நாடு தமிழ்நாடு TAMILNADU

27/05/2024

Adityaram Infrastructure Project LLP

DL 454986

S.MURUGU THIRUNAVUKKARASI
STAMP VENDOR
LIC No. 17071/B2/2014
'CHENTHUR NIVAS' LIG-521, TNHB Road,
Sholinganallur, Chennai - 600 119.

1. M/s. FLOURISHING VENTURES PRIVATE LIMITED [CIN: U70200TN2019PTC127508] a Company incorporated under the Companies Act, 2013 having its Registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119 and

2. Mr. P. SRINIVASA RAO, [AADHAAR No. 8540 4218 6770], Son of Mr.P.Kamaraj, aged about 48 years, residing at No.53, CLRI Nagar, 11th Main Road, Neelankarai, Thiruvanmiyur, Chennai – 600 041,

who has been duly authorised vide Power of Attorney dated 06.05.2024 registered as Doc.No.9513 of 2024 in the office of the Sub-Registration, Thiruporur,

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Srinivasa Rao

Designated Partner

M/s. ADITYARAM INFRASTRUCTURE PROJECTS LLP, the promoter of the proposed project ADITYARAM GOLDEN GATE do hereby solemnly declare, undertake and state as under;

1. That We / promoter have a legal title to the land 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 for development of the project is enclosed herewith.

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

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

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

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

6. 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 INFRASTRUCTURE PROJECTS LLP

P. Amarnadityara

Designated Partner

Deponent

Verification

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

Verified by us at Chennai on this 13th day of June, 2024.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Amarnadityara

Designated Partner

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.