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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

30 OCT 2025

EG 087391

DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

M. KAILASH CHA
STAMP VENDOR - L.No.11727
Saidapet, Chennai-15. ☎: 984

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of 1. **Mr. S. G. Gopinath**, son of S. P. Govindarajulu, aged about 74 years, 2.**Mrs. S. G. Beena**, wife of S. G. Gopinath, aged about 71 years, 3.**Mrs. Rohini Gopinath**, daughter of S. G. Gopinath, aged about 49 years and 4. **M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED**, represented by its Authorised Signatory Mr. Kamal Kumar Kataria, being the Promoter of the proposed project named **"DRA VENKAT RICHBURG"**, a residential building situated at Shruti Sai Nagar Main Road, Madambakkam Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu.

We, (1) Mr. S. G. Gopinath, son of S. P. Govindarajulu, aged about 74 years, (2) Mrs. S. G. Beena, wife of S. G. Gopinath, aged about 71 years, (3) Mrs. Rohini Gopinath, daughter of S. G. Gopinath, aged about 49 years, and (4) Mr. Kamal Kumar Kataria, Authorised Signatory of M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED, the Promoter of the proposed project, do hereby solemnly declare, undertake and state as follows:

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

NOTARY INDIA
P. JAYARAMAN
CITY OF CHENNAI
GOVT. OF TAMIL NADU

S. G. Beena

Rohini Gopinath

1. **That the Promoter has a legal title to the land on which the development of the project is proposed.**

OR

That the Promoter has entered into a Joint Development Agreement / Collaboration Agreement / Development Agreement or any other agreement with **Mr. S. G. Gopinath, Mrs. S. G. Beena and Mrs. Rohini Gopinath**, who possess a legal title to the land on which the development of the proposed project is to be carried out.

The project is named **"DRA VENKAT RICHBURG"**, a residential building comprised in **Old Survey Nos. 771/1A & 771/2A**, as per **New Patta Survey No. 771/1A2**, situated within the limits of **Madambakkam Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu State**.

(1) The requisite particulars are as under:

We hereby apply for the grant of registration of our project named **"DRA VENKAT RICHBURG"**, comprised in **Old Survey Nos. 771/1A & 771/2A**, as per **New Patta Survey No. 771/1A2**, situated within the limits of **Madambakkam Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu State**. (2) The project has been:

Approved by CMDA vide File No. CMDA/PP/NHRB/S/0885/2025, dated 31-10-2025, under Planning Permission No. OL-PP/NHRB/0361/2026 dated 25/08/2026 in Planning Permit No. OL-03453

Approved by the Local Body vide No. பி. ஏ. எண்.009/PBA/2026/01147, கட்டிட அனுமதி எண்.009/BL/2026/05/068/00956, திட்ட அனுமதி எண்.009/068/202600033, Date:22.09.2026

A legally valid authentication of the title to the said land, along with an authenticated copy of the agreement between the landowners and the Promoter for development of the project, is enclosed herewith.

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

The project land is not mortgaged with any financial institution / bank.

3. That the time period within which the project shall be completed by the Promoter is **24th August 2034.**

4. That seventy per cent of the amounts realised by the 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 the building is concerned, the amounts shall be utilised towards the cost of construction and land cost. For layout projects, the amounts shall be utilised towards the cost of development and land cost.

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

S. G. Gopinath

S. G. Beena

Rohini Gopinath

NOTARY * INDIA * P. JAYARAMAN CITY OF CHENNAI G.O.MS.NO. 103/2023 GOVT OF TAMIL NADU

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 the building is concerned. For layout projects, the withdrawal can be made 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 the Promoter shall get the accounts audited within six months after the end 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. It shall be verified during the audit that the amounts collected for the 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 the Promoter shall take all the pending approvals on time from the competent authorities.

8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the 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.

DEPONENT

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

VERIFICATION

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

Verified by me at **Chennai** on this 24th **day of September 2026**.

DEPONENT

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

NOTARY ★ INDIA ★ GOVT OF TAMIL NADU
P JAYARAMAN CITY OF CHENNAI C.O.M/S.NO. 103/2023

P. JAYARAMAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
EGMORE COURT ADVOCATES ASSOCIATION, CH-600 008
Cell: 94440 11606

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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