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தமிழ்நாடு தமிஷ்நாடு TAMILNADU Adityaram
28 MAY 2025

I. Saraswathi
ED 312101
I. SARASWATHI
S.V.L. No. 30/98/97
14 Mandapam Street, 1st Lane
KILPAUK GARDEN,
CHENNAI-10. Cell: 98328 98011

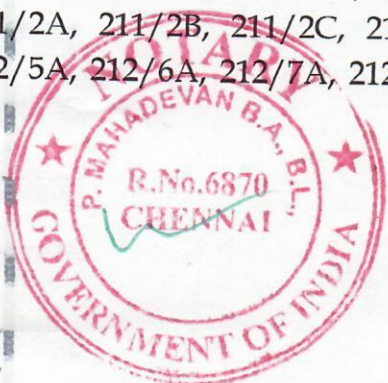
FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of

We, M/s. ADITYARAM PROPERTIES PRIVATE LIMITED [CIN: U55101TN1994PTC028886] [PAN: AAACB2216N] a Company incorporated under the Companies Act, 1956 having its Registered Office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai - 600 119 represented by its Director Mrs.P.AMANI ADITYARAM promoter of the proposed project 'ADITYARAM ICON' do hereby solemnly declare, undertake and state as under:

1. That We/the promoter have legal title to the land totally admeasuring 39,727sq.mts., (or Acres 9.81 Cents) consisting of 195 plots, comprised in Survey Nos.191/4B2, 197/1A2, 197/7A2, 198/3B, 198/4A, 198/4B, 198/5, 198/6A, 211/1B1, 211/2A, 211/2B, 211/2C, 211/2D, 211/2E, 212/1A, 212/2A, 212/3A, 212/4A, 212/5A, 212/6A, 212/7A, 212/8A, 213/3A, 214/1B1, 214/1B2B, 215/1A, 215/1B1,



For ADITYARAM PROPERTIES (P) LTD.
P. Mahadevan S.A., B.L.
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162, EDAN GARDEN
UTHANDI, CHENNAI - 600 319
Cell: 98400 80579
Director

215/1B2, 215/2, 215/4A, 215/4B, 215/4C2, 215/5, 215/6A1, 216/1A, 217/2A1, 217/2B1, 233/1C1, 233/1D1, 234/1A, 234/2A, 235/1, 235/2A & 236/1A, all situated at Thandalam Village, Thiruporur Taluk, Chengelpet District, the Assistant Director/Member Secretary, Mamallapuram Local Planning Authority, Chengelpet has sanctioned Planning Permit for the said Residential Lay-out vide Letter bearing ROC No. G91594TJ/2024/TCP/2025/TCP, dated 19.04.2025 and assigned Lay-out Plan No.41/2025 and the Local Body viz., Thandalam Village Panchayat has also accorded its sanction vide ROC No.2/2025/Layout dated 14.06.2025 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 of the project is enclosed herewith.

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

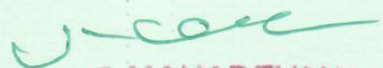
3. The Lay-out of House Sites, in which all developments have been completed.

4. That seventy per cent of the amounts realised 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.

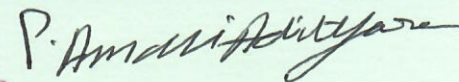
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is 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 I / 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 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.




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For ADITYARAM PROPERTIES (P) LTD.



Director

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

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

9. 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 PROPERTIES (P) LTD.

P. Anand Aditya
Director

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 Panayur, Chennai on this 14th day of June, 2025.

For ADITYARAM PROPERTIES (P) LTD.

P. Anand Aditya
Director

Deponent



P. Mahadevan
P. MAHADEVAN B.A., B.L.
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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



We're honored to be part of your
real estate journey

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