Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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

03 DEC 2025

EG 497381

K. SARAVANAN, M.Com

STAMP VENDOR

Lic No 1090 / B4 / CH(C)2021-5

AFFIDAVIT CUM DECLARATION BY THE PROMOTER

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 Authorised Signatory, **Mr. ARYA ADITYARAM,** [AADHAAR No.646161939296], son of Mr.P.Adityaram, aged about 27 years, (vide: Board Resolution dated 18.07.2022) Power of Attorney Agent of **M/s. ADITYARAM INFRASTRUCTURE PROJECTS LLP** [LLPIN: AAA-3803] a Limited Liability Partnership Act, 2008, having its Registered Office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119, has been duly appointed as Power of Attorney Agent vide Power of Attorney registered as Document No.8340 of 2026, dated 23.07.2026 in the office of the Sub-Registrar, Padappai.

We, M/s. Adityaram Properties Private Limited promoter of the proposed project 'ADITYARAM CROWN' do hereby solemnly declare, undertake and state as under:

For ADITYARAM PROPERTIES (P) LTD.

Authorised Signatory

That We/the promoter have legal title to the land totally admeasuring as per Patta extent of 32500 Sq.mt, as per document extent is 807 Cents (32655.13 Sq.mt.,) consisting of 157 Plots (including EWS) comprised in S.Nos.131/1, 131/2, 131/3, 133/1, 133/2, 133/3, 133/4A, 133/4B, 133/5, 137/1, 138/1, 138/2, 141/1, 141/2, 142/2, 142/3, 142/4, 143, 144/1, 144/2, 145 & 146/1 situated at Serapanancheri Village, Kundrathur Taluk, Kancheepuram District, the Residential Layout Plan sanctioned by DTCP as ROC No. OOTB7PNV/2026/TCP, Approval No. SWP/D.DTCP/KANCHEEPURAM DISTRICT-Lay-out.No.187/2026, Dated – 28.07.2026 and the Local Body viz., Serapanancheri Village/ Panchayat, has also accorded its sanction vide ROC No 2026-2027/08/05, Dated – 05.08.2026 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. We/Promoter declares and undertakes that the development of the ongoing project shall be completed and made ready for possession on or before 28th February 2027 within the period we are providing:

a) Roads will be laid according to the layout map,
b) Storm Water Drainage System,
c) Facilities for providing water by constructing an Overhead Tank (OHT),
d) Street Lights facilities.

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.

For ADITYARAM PROPERTIES (P) LTD.

Authorised Signatory

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.

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.

Authorised Signatory

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 Chennai on this the 13th day of August, 2026.

For ADITYARAM PROPERTIES (P) LTD.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.