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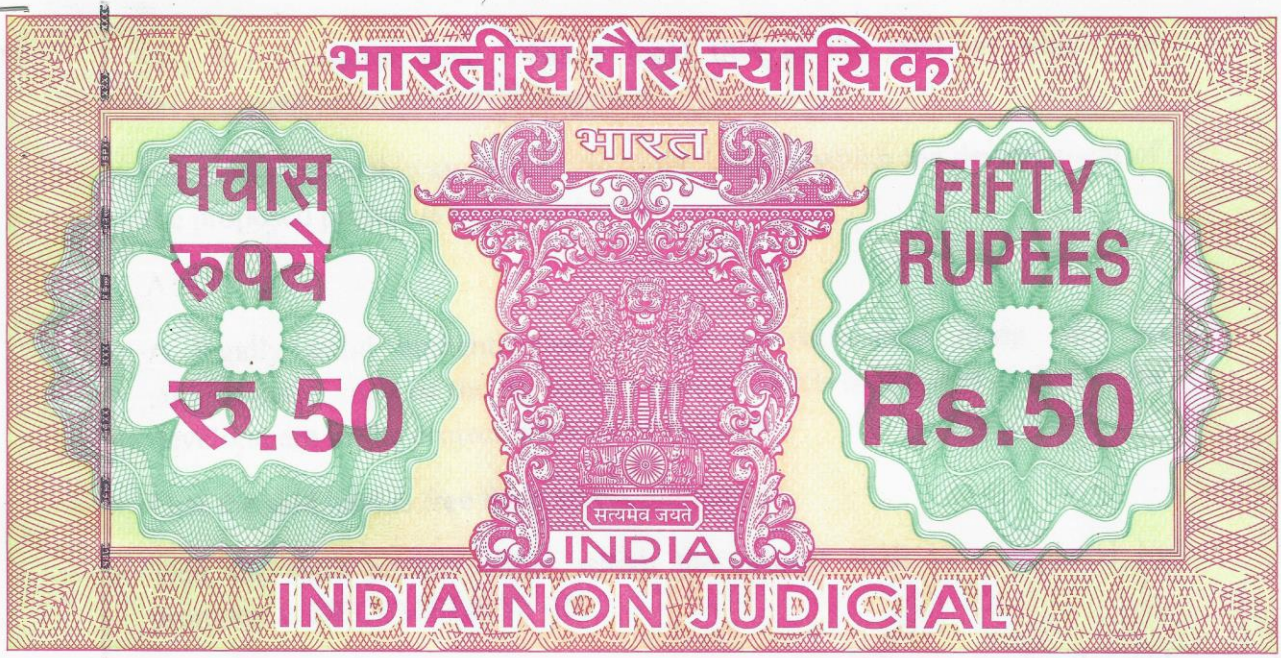
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU

13 MAR 2024

Kartheesan & 1 other

Ch-56

BK 639174

V. HEMAVATHY
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17 Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.DWARAMPUDI SATYANARAYANA REDDY**, owner, residing at Door No.9-19-56, VIP Road, Beside Dhanalakshmi Bank, CBM Compound, Visakhapatnam, Andhra Pradesh 530003. and **Mr. D.KARTHEESAN**, Promoter, having Office at No.1/128, Trunk Road, Iyyappanthangal, Chennai-600 056 for the proposed project "**ROYAL CIVIL TECH-DRK ROYAL ELITE**" for construction of Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 48 dwelling units availing Premium FSI at Noombal, Chennai, comprised in Old S.No. 111/6, 7, 8, 9, 10, 11, 12, 13 & 111/14 (Part), New S. No: 139/10 of Noombal village within the limits of Thiruverkadu Municipality do hereby solemnly declare, undertake and state as under:

For ROYAL CIVIL TECH

Proprietor

Dwarampudi Satyanarayana Reddy.

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

   I have the ownership and 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.

3. That the time period within which the project shall be completed by promoter is DECEMBER 1ST 2027.

4. That seventy per cent of the amounts realized 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion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

6. That I / promoter shall get the accounts audited within six months after the end of the every financial year by a chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

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

9. 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.

Verification

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

For ROYAL CIVIL TECH

Verified by me at CHENNAI on this 24th day of May 2024

Dwarampudi Satyanarayan Reddy.

Proprietor



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

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