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தமிழ்நாடு तमिलनाडु TAMILNADU

12-2024

Radiance Realty
Chennai 32

29 NOV 2024

DK 326938

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/BI
Saidapet, Chennai-15. ✆: 98401736

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. RADIANCE REALTY DEVELOPERS INDIA LTD** a Company incorporated under the Companies Act 1956, having its office at Old door No.110, New Door No.111, 1st Floor, 33 Feet Road, Anna Salai, Guindy, Chennai – 600 032, represented herein by its authorized Signatory Mr.S.Ragavendran, promoter of the proposed residential building **RADIANCE SOLITAIRE,** High Rise Group Development Building for Residential Cum Commercial Use consisting of 4 Blocks with Combined &

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CHENNAI
600 032

Extended Double Basement Floor (parking use) for Block A, B & D (Club house), in Block A : Stilt floor (parking use) + 1st Floor to 17th floors with 269 dwelling units; Block B : Stilt floor (parking use) + 1st Floor to 17th floors with 269 dwelling units; Block C (LIG Block) : Stilt floor (parking use) + 1st Floor to 14th floors with 122 dwelling units, Block D (Club house) – Ground floor part (Shop, Cafe & ATM) cum stilt floor part (Parking use) + 1st floor (Multipurpose hall, Crèche, AV Room, Association room, Co-working space & Lego Room) + 2nd floor (Gym, Indoor games, Table Tennis room, VR/Video games room, Squash court and Aerobics) + 3rd floor part (open Swimming pool with Changing Room), Totally 660 Dwelling units, Availing Premium FSI with TOD benefit, Abutting Madhavaram Milk Colony Main Road & Thanthai Periyar Street, Milk Colony, Madhavaram, Chennai – 600051. Comprised in Old S.No.988 part, 989 part, 991/1A1 part, 1007/1 part, 1008 part, 1009 part, T.S.No.2/4, Block No: 24, Ward – B, Madhavaram Village, Madhavaram Taluk, Chennai District, within the limits of Greater Chennai Corporation. Zone-03, Old Division No: 30, New Division No: 25

I, M/**s. RADIANCE REALTY DEVELOPERS INDIA LTD,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1.That I / Promoter have / has 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 there is an existing charge created over the project land and unsold units of the project vide Deposit of Title Deeds dated 04.06.2024, registered as document No.3293 of 2024, at Madhavaram Sub Registration Office.

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3. That the time period within which the project shall be completed by me/promoter is 31.12.2029

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 utilized 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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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.

Deponent

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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 06th day of January - 2025.

Deponent

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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.



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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

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

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