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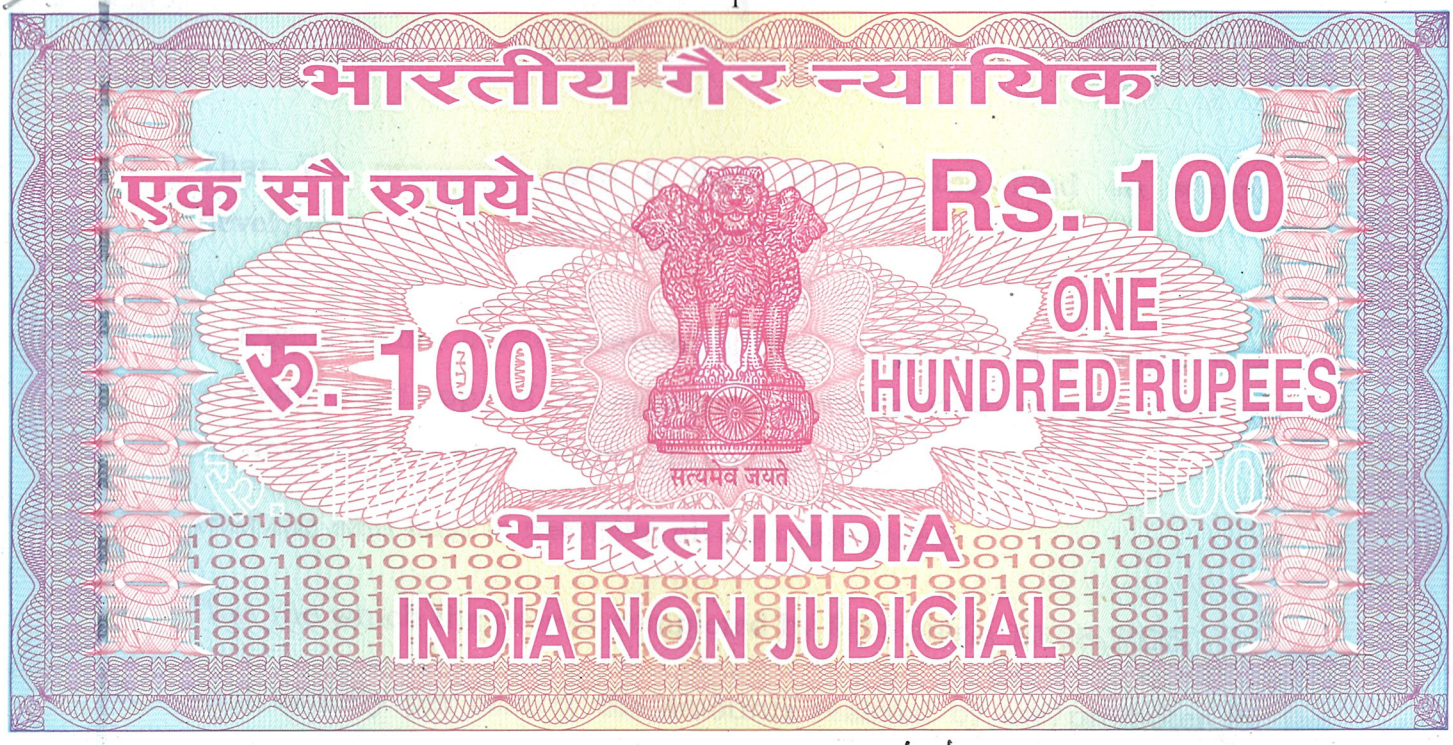
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU 17/8/2024 EF 454200

Prithivi Realtors Private Limited.
C. Radhakrishnan

K. KALYANI (S.V.)
Lic. No : 17437/அ1/98
No. 1/1A2, MOTILAL STREET,
T. NAGER, CHENNAI - 17.
Phone : 24347696

மாவட்டக்கருவூலம் சென்னை-600035 ஜூலை 04-2024

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 **M/S PRITHIVI REALTORS PRIVATE LIMITED** and **C.RADHAKRISHNAN promoter** of the proposed Property Named as **"MOTHER LAND PHASE III"** Approved **"DTCP" vide Layout Approved No.38/2024 on 31/05/2024** Survey Nos. 6/3, 6/4, 6/5, 7/3E, 8/3D, 9/1, 9/2B, 10/4, 11/1D, 11/5B, 11/5C, 11/5D – situated at Pandur Village, Vandalur Taluk, Chengalpattu District, in the Sub Registration District of Thiruporur.,

We, **M/S PRITHIVI REALTORS PRIVATE LIMITED** and **C.RADHAKRISHNAN,** promoter of the proposed project does hereby solemnly declare, undertake and state as under:

NOTARY S.K.D. BABU Chennai City G.O.Ms.No.262 Law Dept. Dt.03.12.2019 TAMILNADU

for PRITHIVI REALTORS PRIVATE LIMITED

Director

1. That We promoter have 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 the said land is free from all encumbrances

3. That the which the project completed by Promoter is 10.08.2025

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, 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 Survey or stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That We/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

NOTARY
S.K.D. BABU
Chennai City
G.O.Ms.No.262 Law Dept.
Dt.03.12.2019
GOVT. OF TAMIL NADU

for PRITHVI REALTORS PRIVATE LIMITED

Director

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 PRITHVI REALTORS PRIVATE LIMITED

Director

Deponent

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 **17th** day of **August 2024**

for PRITHVI REALTORS PRIVATE LIMITED

Director

Deponent

Before me

17-08-2024

S.K.D. BABU
Advocate & Notary
No. 60/33, 4th Main Road
CIT Nagar,
Chennai - 600 035
Cell : 98417 86335

NOTARY
S.K.D. BABU
Chennai City
G.O.Ms.No.262 Law Dept.
Dt.03.12.2019
GOVT. OF TAMIL NADU



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

Verified RealEstate™

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

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