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23 MAY 2025

Raj Promoters Private Limited
Chennai - 600035

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

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 **1). M/s. Raj Promoters Private Limited,** having office at No.4, Chamiers Road, Nandanam, Chennai - 600035. **2). M. Prathap,** S/o. Mr. Murali Krishnan, Residing at No.103, Flat 2A, Sujatha Apartments, Abhiramapuram 4th Street, Teynampet, Chennai - 600018. And **3). T. Oviya Raj,** D/o. Mr. Thananjeyaraj, Residing at B401, Casa Grand Aristo, Noble 1st Street, Kannan Colony, Alandur, Chennai - 600016. Promoters of the proposed project of **"SRINIVASA PALMS EXTENSION"**;

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

We, **1). M/s. Raj Promoters Private Limited, 2). M. Prathap** and **2). T. Oviya Raj** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed Residential Layout in **S.Nos.1460/2B, 2C and 2D of Thaiyur - 'B' Village, Thiruporur Taluk, Chengalpattu District.**

OR

Have entered into joint development agreement / collaboration agreement / development agreement or any other agreement with _____ who possess a 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.

OR

Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The project is completed / will be completed by **30th November 2025.**

4. That seventy per cent of the amounts realised by us / 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. **THE KARUR VYSYA BANK LIMITED,** G.N.Chetty Road, Near Raghavendra Mutt, Opp Kannadasan Statue, T.Nagar, Chennai - 600017.

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

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

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 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 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 RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

For RAJ PROMOTERS PRIVATE LTD

DIRECTOR

Verified by us at on this day of **23rd** day of **May 2025**.

Deponent



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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