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தமிழ்நாடு தமிழ்நாடு TAMILNADU

AX 454177

S.MURUGU THIRUNAVUKKARASI
STAMP VENDOR
LIC No. 12021/82/2014
'CHENTHUR NIVAS' LIG-521, TNHB Road,
Sholinganallur, Chennai - 600 119.

24/12/2025 Adityaram Infrastructures Projects LLP and Flourishing Ventures Private Limited

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 of

We, M/s. ADITYARAM INFRASTRUCTURE PROJECTS L.L.P., [LLPIN: AAA-3803] [PAN: AAWFA9629D] 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 Designated Partner Mrs.P.AMANI ADITYARAM (i) **acting in its own capacity as one of the landowners**, and (ii) **acting as Power of Attorney Agent of M/s. FLOURISHING VENTURES PRIVATE LIMITED** [CIN: U70200TN2019PTC127508] a company incorporated under the Companies Act, 2013 having its registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119, by virtue Power of Attorney dated 06.05.2024 registered as Doc.No.9513 of 2024 in the office of the Sub-Registrar, Thiruporur.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Amani Adityaram

Designated Partner

NOTARY P.MAHADEVAN, B.A., B.L. R.No.6870 CHENNAI GOVERNMENT OF INDIA

P. MAHADEVAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
2/162, EDEAN GARDEN
UTHANDI, CHENNAI - 600 119
CELL : 9840080579

We, M/s. Adityaram Infrastructure Projects L.L.P., promoter of the proposed project **'ADITYARAM GOLDEN GATE, PHASE – 2'** do hereby solemnly declare, undertake and state as under:

1. That We/the promoter have legal title to the land totally admeasuring 7293 Sq.mt, consisting of 50 Plots (including EWS) comprised in S.No.1100, and Owner's Use area measuring 143.0 Sq.m., comprised in S.Nos.1099/1A1A1A Part (Old S.No.1099/1A1), 1099/1B1A1A Part (Old S.No.1099/1B) & 1099/1C1A Part (Old S.No.1099/1C), forming part of the Approved Lay-out No.94/2024, situated at Thaiyur -B Village, (formerly forming part of Thaiyur Village) Thiruporur Taluk, Chengelpet District, the Assistant Director/Member Secretary, Mamallapuram Local Planning Authority, Chengelpet has sanctioned Planning Permit for the said Residential Lay-out vide Letter bearing ROC No.J72K8KOY/ 2025/TCP/2025/TCP dated 24.11.2025 and assigned Lay-out Plan L.P./M.L.P.A. (CD) No.305/2025 and the Local Body viz., Thaiyur Panchayat has also accorded its sanction vide ROC No.J72K8KOY/ 2025/TCP/2025/TCP dated 06.12.2025 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. The Lay-out of House Sites, in which all developments have been completed as on 30.11.2025.

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 INFRASTRUCTURE PROJECTS LLP

P. Amrit Adityan

Designated Partner

NOTARY P. MAHADEVAN, B.A., B.L. R.No.6870 CHENNAI GOVERNMENT OF INDIA

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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 INFRASTRUCTURE PROJECTS LLP

P. Amrithalingam

Designated Partner

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 Panayur, Chennai on this 27th day of December, 2025.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Amrithalingam

Designated Partner

Deponent

NOTARY P. MAHADEVAN, B.A., B.L. R No.6870 CHENNAI GOVERNMENT OF INDIA

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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

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