Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

DL 475095

18/07/24

Adityaram

S.MURUGU THIRUNAVUKKARASI
STAMP VENDOR
LIC No. 17071/A2/2014
'CHENTHUR NIVAS' LIG-521, TNHB Road,
Sholinganallur, Chennai - 600 119.

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. ADITYARAM HOUSING PRIVATE LIMITED [CIN: U70109TN2021PTC140934] [PAN: AAUCA6866B], a Company Incorporated under the Companies Act, 2013 having its Registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119 and represented herein by its Director Mrs.P.AMANI ADITYARAM [AADHAAR No.4389 8904 7086].

For ADITYARAM HOUSING (P) LTD.

CMD SIR

M1

Director

For ADITYARAM PROPERTIES (P) LTD.

M4

M2

Director

ARYA SR

For ADITYARAM INFRASTRUCTURE PROJECTS LLP



தமிழ்நாடு TAMILNADU

18/07/24

Adityaram

DL 475094

S.MURUGU THIRUNAVUKKARASI
STAMP VENDOR
LIC No. 17071/82/2014
'CHENTHUR NIVAS' LIG-521, TNHB Road,
Sholinganallur, Chennai - 600 119.

2. M/s. ADITYARAM PROPERTIES PRIVATE LIMITED [CIN: U55101TN1994PTC028886] [PAN: AAACB2216N], a Company Incorporated under the Companies Act, 2013 having its Registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119 and represented herein by its Director Mrs.P.AMANI ADITYARAM [AADHAAR No.4389 8904 7086].

CMD Sir

M8

Arya Sir

Srini Sir

For ADITYARAM HOUSING (P) LTD.

M5

Director

For ADITYARAM PROPERTIES (P) LTD.

M6

Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

Designated Partner

M7

3. M/s. **ADITYARAM INFRASTRUCTURE PROJECTS LLP,** [LLPIN: AAA-3803] a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008, having its Registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai – 600 119 [PAN: AAWFA9629D] and represented herein by its Designated Partner Mrs.P.AMANI ADITYARAM [AADHAAR No.4389 8904 7086].

4. **Mr.P.ADITYARAM,** [AADHAAR No. 2330 5473 4998], [PAN: AADPP6879K], son of Mr.P.Kamaraju, aged about 56 years, residing at No.1, Adityaram Palace, Adityaram Palace City, Sholinganallur, Chennai – 600 119.

5. **Mrs. P.AMANI ADITYARAM,** [AADHAAR No.4389 8904 7086], [PAN: AACPA0295M], wife of Mr.P.Adityaram, aged about 54 years, residing at No.1, Adityaram Palace, Adityaram Palace City, Sholinganallur, Chennai – 600 119.

6. **Mr.P.ARYA ADITYARAM,** [AADHAAR No.6461 6193 9296], [PAN: CKZPA4751R] son of Mr.P.Adityaram, aged about 23 years, residing at No.1, Adityaram Palace, Adityaram Palace City, Sholinganallur, Chennai – 600 119.

7. **Mr. P. SRINIVASA RAO,** [AADHAAR No. 8540 4218 6770], [PAN: DFDPS9159P], Son of Mr.P.Kamaraj, aged about 48 years, residing at No.53, CLRI Nagar, 11th Main Road, Neelankarai, Thiruvanmiyur, Chennai – 600 041.

the promoter of the proposed project **ADITYARAM HEAVEN**;

We, ,the promoters of the proposed project do hereby solemnly declare, undertake and state as under;

That We the promoter have a legal title to the land totally measuring totally measuring 23380 Sq.m., consisting of 79 Plots Plus 1 Convenience Shop, comprised in Survey Nos.89/2B, 94/1 ,97, 98/1, 98/2A, 98/2B, 98/3, 99/1B, 99/2A2, 99/2B2, 100/1A1, 100/1A2, 100/1B, 100/2B and Plot Nos.10 and 45 comprised in Pars of Survey Nos. 100/2A, 99/2C1, 99/2C2A, 99/2C2C, 99/3B, 99/3C and 99/2C2D Lying in the CMDA Approved Layout P.P.D/L.O.No.138/2023 and Future Plotting area comprised in parts of Survey Nos. 89/2A, 95/2, 96/1, 96/2, 96/3 lying in the Residential Lay out Regularised by CMDA Vide P.P.D/L.O.No.1550/2019 all situated at Sholinganallur Village - II, Sholinganallur Taluk, Chennai District, the Residential Lay-out Plan sanction by CMDA vide Letter No.: Layout-1/0155/2024 Planning Permit No.15871, dated 18.07.2024, P.P.D/L.O No.154/2024,

CMD SIR

M12

Arya SIR

SRINI SIR

For ADITYARAM HOUSING (P) LTD.

M9 Director

For ADITYARAM PROPERTIES (P) LTD.

M10 Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

M11 Designated Partner

and the Local Body viz., Greater Chennai Corporation has also accorded its sanction vide Planning Permission SD/WDCN15/00545/2024 Dated 18.07.2024, 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.

1. That the said land is free from all encumbrances.

2. That the time period within which the project shall be completed – All the developments in the project has been already completed.

3. That seventy per cent of the amounts realised by the 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 purposed, as far as building is concerned, For Layout projects, it will be cost of development and the land cost.

4. 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.

5. That the 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 ot the percentage of completion of the project.

6. That the promoter shall take all the pending approvals on time, from the competent authorities.

For ADITYARAM HOUSING (P) LTD.

CMD Sir

m13

Director

For ADITYARAM PROPERTIES (P) LTD.

mam16

m14

Director

Arya Sir

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

Srini Sir

Designated Partner

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

8. That the 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.

CMD Sir

M/20

Arya Sir

Srini Sir

For ADITYARAM HOUSING (P) LTD.

M/17 Director

For ADITYARAM PROPERTIES (P) LTD.

M/18 Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

M/19 Designated Partner

Deponents

Verification

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

Verified by us at Chennai on this 07th day of August, 2024.

CMD Sir

M/24

Arya Sir

Srini Sir.

For ADITYARAM HOUSING (P) LTD.

M/21 Director

For ADITYARAM PROPERTIES (P) LTD.

M/22 Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

M/23 Designated Partner

Deponents

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.