Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

AD REALTY

01.01.2026

ET 341339

V. SARASWATHI
S.V.L.No.34/1652/3/96
94, Bajanai Koil Street,
Choolaimedu, Chennai-94.

FORM'B'

(Seerule3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALLBE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISEDBY THE PROMOTER/LANDOWNERS

AffidavitcumDeclaration

Affidavit cum Declation of Mr. S,V. Thiyagarajan S/o Mr. Veerachamy partner of M/s. AD REALTY (Partner Firm) owner of the proposed project Construction of Residential Apartment Building "ECR EXOTICA"Stilt + 5 Floors with 35 dwelling units at PlotNo.21,Ocean County,ThenpattinamVillage,ECRRoad,ChengalpattuDistrict,Pin Code-603505 comprised in Survey No.615/3C, Mugaiyur Village, ThenpattinamPanchayat, LathurPanchayat Union, CheyyurTaluk, Chengalpattu District.

We, Mr. S,V. Thiyagarajan S/o Mr. Veerachamy partner of M/s. AD REALTY (Partner Firm) owner of the proposed project do hereby solemnly declare, undertakeand state as under:

For AD REALTY

Partner

1. That we promoter has a legal title to the land purchased on 09-04-2025 vide Sale deed document No.1545 of 2025 on the file of SRO, Cheyyuron which the development of the project it proposed and 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 all encumbrances or Possess such encumbrances as Nil including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by us/promoter is 31/12/2027.

4. That seventy percent of the amounts realized by us/promoter for the real estate project from the allotteess, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the 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 last cost.

5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 Charted accountant to the Authority and it shall be verified during the audit that the amount 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.

For AD **REALTY**

Partner

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 AD REALTY

Partner

Deponent

VERIFICATION

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

Verified by me at Chennai on this 1st day of January 2026.

For AD REALTY

Partner

Deponent

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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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.