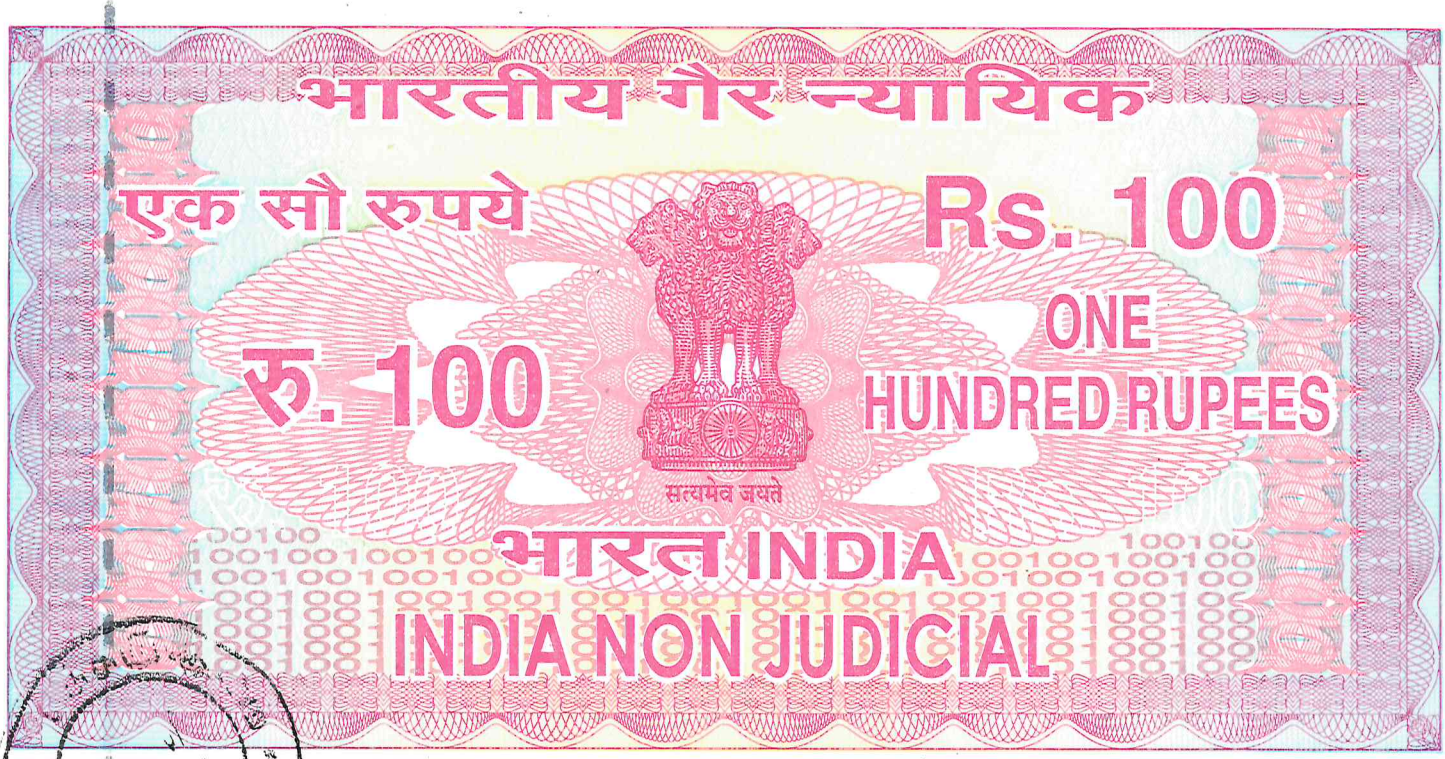

தமிழ்நாடு तमिलनाडु TAMILNADU

27 MAY 2025

DF 537962

DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ©: 9840173

FORM 'B'
Affidavit cum Declaration

Affidavit cum Declaration of **We M/s DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED** Promoters of the proposed project Name is **"DRA Secura PHASE – I "** Residential Layout at Vayalanallur Village, Poonamallee Panchayat Union, Poonamallee Taluk, Thiruvallur District.

We,Mr.Kamal Kumar Kataria Authorised Signatory of M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED, Promoters of the Proposed Project do hereby solemnly declare undertake and state as under:

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

1. That We/promoters have/has a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement /collaboration agreement/development agreement or any other agreement with- Mr.Raghunathan who possess a legal title to the land on which the development of the proposed project is to be carried out in.

Project Name is "DRA ORR PHASE – I", Residential Layout at Plot Nos;1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,20,21,22,23,24,25,26,27,28,29, Shop Plot; 1,2,3,4,5 Nos and Convenient Shop Plot;1No.Comprised in Survey numbers 51/6F2,67/2A2,68/2 and within the limit of Vayalanallur 'A' **Village**,Poonamallee Panchayat Union, Poonamallee **Taluk**, Thiruvallur **District**, **Tamil Nadu State.**

We hereby apply for the grant of registration of our project Named **"DRA Secura PHASE – I"**, Residential Layout at Plot Nos;1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,20,21,22,23,24,25,26,27,28,29, Shop Plot; 1,2,3,4,5 Nos and Convenient Shop Plot;1No. comprised in Survey numbers 51/6F2,67/2A2,68/2 and within the limit of Vayalanallur 'A' **Village**,Poonamallee Panchayat Union, Poonamallee **Taluk**, Thiruvallur **District**, **Tamil Nadu State.**

Approved by CMDA vide No.,CMDA File No.CMDA/PP/LAYOUT-1/0033/2025,Dated: 11/06/2025.
LocalBody Layout Sanction No. Roc: 02/2025/2026.Dated: 08/08/2025.

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and
promoters for development of the project are enclosed herewith.

2. The Project land mortgaged with **M/S BANYAN VENTURES AND INVESTMENT PVT LTD**. under a mortgage deed **Dated; 07.02.2025**,registered as **Document No;806** book- 18,17 and Document No.8150/2024,Dated:14.12.2024 in the office of the Sub-Register Poonamallee,
3. That the time period within which the project shall be completed by me/promoters is **JJULY-2026**

4. That seventy per cent of the amounts realized by me/promoters 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

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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 by the competent authority.

6. That We /promoters 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 made in compliance with the proportion to the percentage of completion of the project.

7. That We/promoters shall take all the pending approvals on time, from the competent authorities.
8. That We/promoters have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We / promoters 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 DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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 09th day of August -2025.

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory