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தமிழ்நாடு तमिलनाडु TAMIL NADU 28 DEC 2023 26AC 899915

DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/98
Saidapet, Chennai-15. ☎: 9840173988

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 INARA PHASE - II"** Residential Building at Ottiyambakkam Village,Tambaram Taluk, Chengalpattu District.

We,Mr.V.Manoj, 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:

NOTARY
P. JAYARAMAN
CITY OF CHENNAI
G.O.M.S. No.
103 / 2023
GOVT. OF TAMIL NADU, INDIA

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.Tejas Lakshman Kannan Reddy,Ankeit Lakshman Kannan Reddy and K.P.K Kannan 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 INARA PHASE- II", Residential Layout at comprised in Surve numbers. 174/Part,175/1part,175/2,178/2Apart,227/1,227/2,176,178/2B,190,191,192,193,177, Plot Nos; 27 to 42 and 43 to 61 within the limit of Ottiyambakkam **Village**, Tambaram **Taluk**, Chenagalpattu **District**, **Tamil Nadu State.**

We hereby apply for the grant of registration of my/our project Named '**DRA INARA PHASE-II**'comprised in Survey numbers. 174/Part,175/1part,175/2,178/2Apart,227/1,227/2,176,178/2B,190,191,192,193,177 & Plot Nos; 27 to 42 and 43 to 61 within the limit of Ottiyambakkam **Village**, Tambaram **Taluk**, Chengalpattu **District**, **Tamil Nadu State.**

Approved by Pachayat Union Building Permit No.

1.SWP/SCM/CMDA/RP/0107266/2025

2.SWP/SCM/CMDA/RP/0108447/2025

3.SWP/SCM/CMDA/RP/0108483/2025

4.SWP/SCM/CMDA/RP/0108524/2025

5.SWP/SCM/CMDA/RP/0108558/2025

6.SWP/SCM/CMDA/RP/0108558/2025

7.SWP/SCM/CMDA/RP/0108591/2025

8.SWP/SCM/CMDA/RP/0103681/2025

9.SWP/SCM/CMDA/RP/0103469/2025

10.SWP/SCM/CMDA/RP/0103197/2025

11.SWP/SCM/CMDA/RP/0109341/2025

NOTARY P. JAYARAMAN CITY OF CHENNAI G.O.M./S. No. 103/2023 GOVT. OF TAMIL NADU, INDIA

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

12.SWP/SCM/CMDA/RP/0109372/2025
13.SWP/SCM/CMDA/RP/0109407/2025
14.SWP/SCM/CMDA/RP/0109438/2025
15.SWP/SCM/CMDA/RP/0109472/2025
16.SWP/SCM/CMDA/RP/0109520/2025
17.SWP/SCM/CMDA/RP/0108605/2025
18.SWP/SCM/CMDA/RP/0108613/2025
19.SWP/SCM/CMDA/RP/0108622/2025
20.SWP/SCM/CMDA/RP/0108625/2025
21.SWP/SCM/CMDA/RP/0108658/2025
22.SWP/SCM/CMDA/RP/0108663/2025
23.SWP/SCM/CMDA/RP/0108671/2025
24.SWP/SCM/CMDA/RP/0108674/2025
25.SWP/SCM/CMDA/RP/0103188/2025
26.SWP/SCM/CMDA/RP/0103191/2025
27.SWP/SCM/CMDA/RP/0103211/2025
28.SWP/SCM/CMDA/RP/0109642/2025
29.SWP/SCM/CMDA/RP/0109665/2025
30.SWP/SCM/CMDA/RP/0109692/2025
31.SWP/SCM/CMDA/RP/0109743/2025
32.SWP/SCM/CMDA/RP/0101369/2024
33.SWP/SCM/CMDA/RP/0103539/2025
34.SWP/SCM/CMDA/RP/0103575/2025
Dated; 08/01/2025

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. That the said land is free from all encumbrances.
OR
The Project land mortgaged with **CATALYST TRUSTEESHIP LIMITED** under a mortgage deed **Dated; 16.11.2024**,registered as **Document No;14130** book- 1 in the office of the Sub-Register selaiyur,Chennai South.
3. That the time period within which the project shall be completed by me/promoters is **JANAURY-2030**

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

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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.

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 28th day of January-2025.

Deponent

NOTARY
P. JAYARAMAN
CITY OF CHENNAI
C.O.M / S. No.
103 / 2023
GOVT OF TAMIL NADU, INDIA

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For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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Verified by me at Chennai on this 28th day of January-2025.

Deponent

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24.1.25

P. JAYARAMAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
EGMORE COURT ADVOCATES,
ASSOCIATION, CH-600 008.
Cell: 94440 11605

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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

Verified RealEstate™

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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