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CE 730302

30 APR 2021

RODIX REALTY PVT. LTD,
HYDERABAD.

S. கலைச்செல்வி B.Sc.,
முத்திரைதாள் விற்பனையாளர்
சுங்குவார்சத்திரம்
L.No: 01/CGL/15.

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 **M/s RODIX REALTY PRIVATE LIMITED** promoter of the proposed project **P L AEROCITY phase –III, Survey No.89/4, 109/3A1 and 109/4 in No.145, THIRUPANTHIYUR Village and Panchayat of Thiruvallur Taluk & District, Tamil Nadu.**

I, M/s RODIX REALTY PRIVATE LIMITED promoter of the proposed project do hereby solemnly declare, undertake, and state as under:

1. I have legal title to the land on which the developmentof the project is proposed in the capacity of General Power Agent of land.

   AND

   A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. The project has been completed.

For RODIX REALTY PVT. LTD.

L.A. Felix Babu

Authorised Signatory

4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allottee, 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.
5. That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in Proportion to the percentage of completion of the project.
6. That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. I shall get the accounts audited within six months after theend 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.
8. That, I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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 RODIX REALTY PVT. LTD.

L. A. Felix Basu

Authorised Signatory

Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed material facts.

Verified by me on this 12th day of March 2025.

For RODIX REALTY PVT. LTD.

L. A. Felix Basu

Authorised Signatory

Deponent

our services doesn't just end there

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

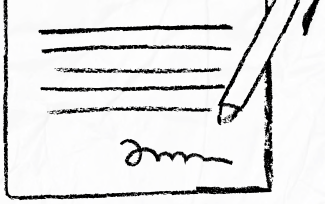
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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

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