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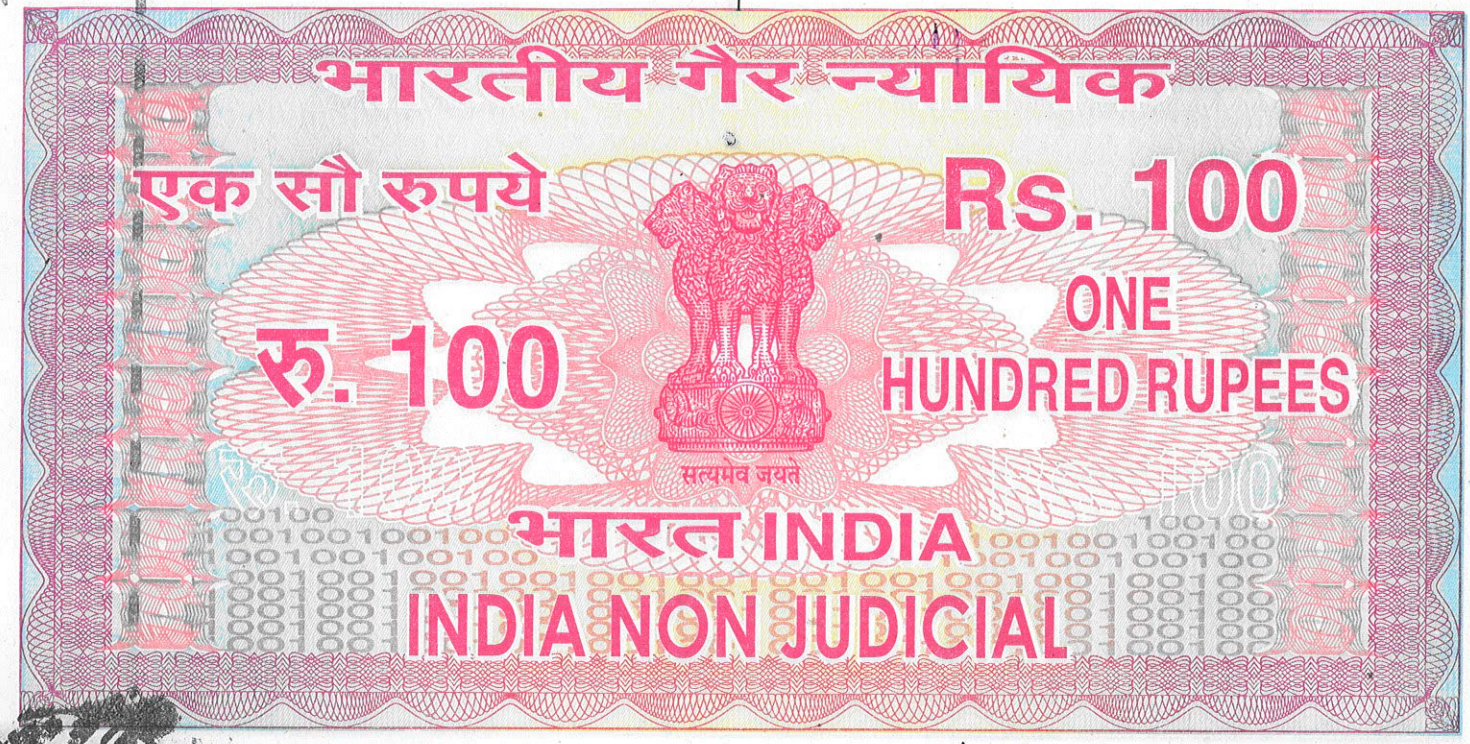
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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தமிழ்நாடு तमिलनाडु TAMILNADU

12/4/2025 DF 395747

C. Radhakrishnan

P. Abhishek

K. KALYANI (S.V.)
Lic.NO.17437/Sal/98
NO.1/1A2, MOTILAL STREET
T.NAGER, CHENNAI - 17.
Phone : 24347696

FORM 'B'

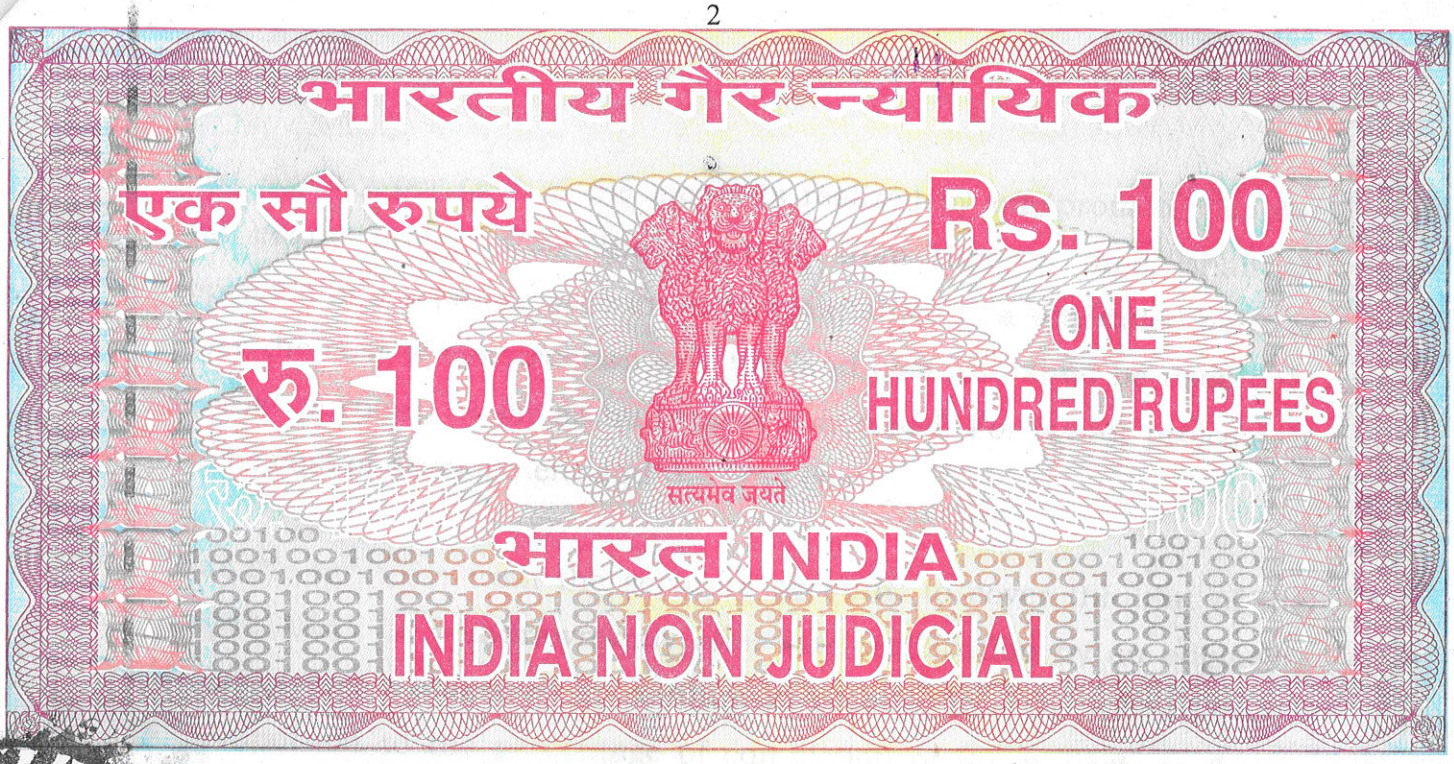
[See rule 3 (4)]

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 **Mr.C.RADHAKRISHNAN and Mr.P.ABHISHEK, promoter** of the proposed Property Named as **"CLASSIC CITY",** Approved **"Chennai Metropolitan Development Authority"** vide **OL-PPD/LO/0031/2025** and **Planning Permit No.OL-01614,** dated 08.03.2025 and **vide Layout Approved No.Layout-CMDA/PP/LAYOUT-1/0006/2025, 08.03.2025,** comprised in **Old Survey Nos.**36/3A, 93/6, 97/1, 97/2A, 98/1, 98/2A, 99/1, 99/2, 99/3A, 99/3B, 100/1 and 100/2, **T.S Nos.**6/1, 7/1, 7/3, 10/4, 11/1, 11/2, 12/1, 12/2, 12/3, 12/4, & 13/4, situated at, Ward 26, Paleripattu Village (Ward H), Block -14 Avadi Town and Taluk, Thiruvallur District Sub Registration District of Avadi.

NOTARY
N. RAJENDIRAN, B.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/20
Expiry Date
05.07.
GOVERNMENT



தமிழ்நாடு तमिलनाडु TAMILNADU

12/4/2025

DF 395748

C. Radhakrishnan

P. Abhishek

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Lic.NO.17437/.../98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

We, **Mr.C.RADHAKRISHNAN and Mr.P.ABHISHEK,** promoter of the proposed project does hereby solemnly declare, undertake and state as under :

1. That We promoter have a legal title to the land 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.

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

3. That the which the project completed by Promoter.

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

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

NOTARY
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CHENNAI
Reg. No: 8117/2010
Expiry Dt.
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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.

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 **12th** day of **April 2025.**

Deponent

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033.
Mobile : 98411 22650



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Compliance & Special Services

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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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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