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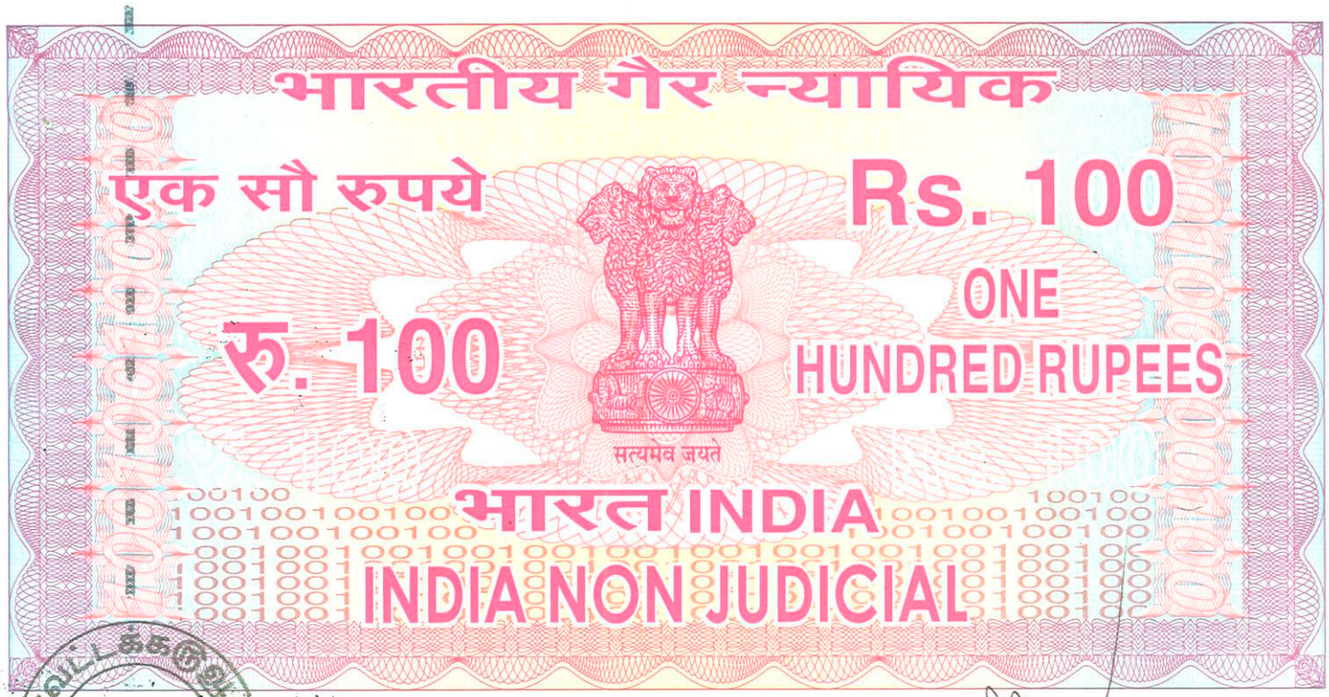
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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தமிழ்நாடு தமிலநாடு TAMILNADU

EF 276968

26-2024

2 5 OCT 2024

J.JAYAKAR
STAMP VENDOR
L.NO.17/63/1997
ANNA NAGAR, CHENNAI - 600 040

Undertaking

We, **Alliance Villas Private Limited**, (PAN AAHCA0642E), a company incorporated in India under the Companies Act, 1956, and having its office at Plot No.A, 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai -600085, represented herein by its authorised signatory, Mr. P.Dayakar, S/o. Mr. Markandayalu Naidu, (Aadhaar No: 6738 3030 2016), do hereby undertake as follows:-

1. We are the promoter/developer of the real estate project known as Urbanrise Maheshwari "The Lakes Edge"('Project'), in lands admeasuring an extent of 4.89 acres (4.94 acres as per TSLR), comprised in the survey Numbers 702/2, 761/2, 702/1A1, 702/1D, 702/1A2, 701/1A, 701/1B, 701/2A, 701/2B, 702/1B, 702/1C, T.S.No. 2/1, 1 /2 & 1 /3, Block No.20, Ward 'C', situated in Madhavaram Village, Madhavaram Taluk and Chennai District.

for ALLIANCE VILLAS PVT LTD

P. Dayakar

Authorised Signatory

2. We submit that in the above said project, Club House & Shop being common amenities and common areas, we shall convey the UDS relating to the clubhouse & shop to the Association of Allottees and hand over the club House & shop to Association of Allottees for maintenance within 3 months from the date of completion of the project as per section 17(1) of the Act read with Rule 10 of the Rules.

3. We hereby declare that the above facts are true to the best of our knowledge, belief and information

Date : 19.2.2025

M/s. **Alliance Villas Private Limited**

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

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

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