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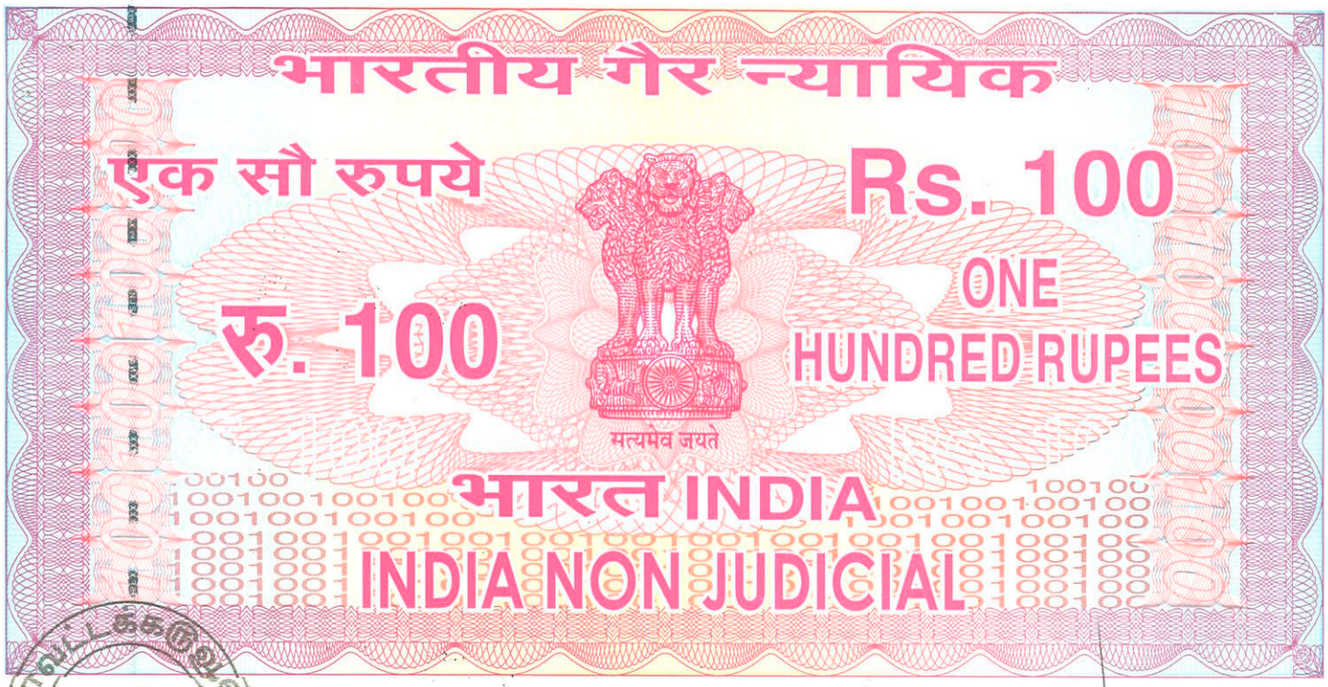
# RERA Document

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தமிழ்நாடு तमिलनाडु TAMILNADU

EF 303809

22 JUL 2024 ALLIANCE INN INDIA PVT. LTD.

J.JAYAKAR
STAMP VENDOR
L.NO.17/B3/1997
AMBA NAGAR, CHENNAI - 600 040.

**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. ALLIANCE INN (INDIA) PVT LTD,(PAN AAHCA0643F ) a company incorporated in india under the Companies Act, 1956, and having its registered office at No.85 , Karthik Nagar Marathahalli – KR Puram Outer Ring Road , Bangalore – 560037** Represented herein by its Authorised Signatory **Mr. DEGA SRINIVASULU REDDY** Son of late Ramgopal Reddy.D who is working as Head – Operations in Alliance Group of Companies.

**AND**

**M/S. ALLIANCE ORCHID TECH PARK PVT LTD (PAN AAFCA6985Q ) a company incorporated in india under the companies Act , 1956 , and having its registered office at Plot No. A Door No. 36/1, Gandhi Mandapam Road Kotturpuram Chennai – 600085** Represented herein by its Authorised Signatory **Mr. DEGA SRINIVASULU REDDY** Son of Late Ramgopal Reddy.D who is working as Head – Operations in Alliance Group of Companies.we promoters of the Residential Layout In Survey NO:573/3B, 586/3, 6, 9; 587/1cpt ,2, 3A,3B; 591/2A,2B,3A, 3B, 4, 5A , 5B , 6Apt , 6Bpt , 592/1B1 , 1B2 , 2 , 3 , 4 , 6A , 6B ; 593/2A , 2B , 2Cpt, 3pt . (WARD B, BLOCK17. T.S. NO:4/3 , 8 , 9 , 6/3 , 4A2 , 5 , 7 ; 7/3 , 4 , 5 , 6 , 7 , 8 ; 9/8 ; 10/2 , 3 , 4 , 5pt ; 11/2 , 3 , 4 , 5 , 6 , 7 , 8A1 , 8B1. **PUNGATHUR: VILLAGE, THIRUVALLUR: TALUK, THIRUVALLUR DISTRICT.**

For Alliance Inn (India) Pvt. Ltd.

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

We, Promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. We have legal title to the land on which the development of the project is proposed

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

3. That the time period within which the proposed project is completed on 30.06.2024

4.That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotted, 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 only after due certification by an engineer, architect and 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 approved by the competent authority.

6.That I / 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 the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this day 6th of Aug, 2024.

Deponent

For Alliance Inn (India) Pvt. Ltd.

Authorised Signatory

For Alliance Orchid Tech Park Pvt. Ltd.

Authorised Signatory

ALLIANCE INN (INDIA) PVT LTD

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s. ALLIANCE INN (INDIA) PRIVATE LIMITED IN THEIR MEETING HELD ON WEDNESDAY THE 23rd NOVEMBER, 2022 AT 11.00 A.M. AT NO.85, S.V. CASTA, KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTE RING ROAD, BANGALORE-560037**

AUTHORITY TO DEGA SRINIVASULU REDDY TO SIGN ALL THE APPROVAL REALTED DOCUMENTS

"**RESOLVED THAT** Mr. Dega Srinivasulu Reddy, Head-Operations of the Company, S/o Mr. Ramgopalreddy Dega, Head – Operations of the Company, be and is hereby authorized to sign, apply and appear for and represent for the Company before the Regional Planning Authority, CMDA, DTCP, Government, Semi Government Offices, Statutory Offices, Local Bodies, Panchayath and other Authorities, Electricity Supply and Transmission Company, Water Supply, and Sewerage Board, Central and Tamil Nadu State Pollution Control Board, Telephones Company, Police Department, Airport Authorities, Fire Force Authorities, TNRERA and in all other Offices and secure plans, licenses, permissions, sanctions, orders, consents etc., for the layout and its related activities, residential and other permissions for construction of apartment and other purposes and also apply for renewal/revision/modification/amendments thereof for the Company's Project to be formed under various Survey Numbers admeasuring 16 Acres 17¼ Cents, comprised in survey numbers 573/3B, 586/3, 586/6, 586/9, 587/1C, 587/2, 587/3A, 587/3B, 591/2A, 591/2B, 591/3A, 591/3B, 591/4, 591/5A, 591/5B, 591/6A & 591/6B(591/6), 592/1B1, 592/1B2, 592/2, 592/3, 592/4, 592/6A & 592/6B(592/6), 593/2A, 593/2B, 593/2C and 593/3, situate at No.57 Pungathur Village, Tiruvallur Taluk, Tiruvallur District, Presently T.S.Nos.4/3, 4/8, 4/9, 6/3, 6/4A2, 6/5, 6/7, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 9/8, 10/2, 10/3, 10/4, 10/5, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8A1(11/8A), 11/8B1(11/8B), situate at Ward B, Block No.17, Tiruvallur Town, Tiruvallur Taluk and Tiruvallur District, on behalf of the Company".

**RESOLVED FURTHER THAT** a copy of the foregoing Resolutions certified as True Copy by a Director of the Company be furnished to the concerned for information and compliance."

**//CERTIFIED TRUE COPY//**

**For Alliance Inn (India) Private Limited**

**Sai Manoj Namburu**
**Director**
**Din: 00038770**

ALLIANCE ORCHID TECH PARK PRIVATE LIMITED
CIN : U45203TN2006PTC059640

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s ALLIANCE ORCHID TECH PARK PRIVATE LIMITED IN THEIR MEETING HELD ON FRIDAY THE 24TH DAY OF NOVEMBER 2023 AT 11.00 A.M. AT 243, 19TH MAIN ROAD, SECTOR-4, HSR LAYOUT, BANGALORE-560102**

**TO AUTHORISE MR. DEGA SRINIVASULU REDDY TO SIGN AND EXECUTE THE RECTIFICATION DEED IN FAVOUR OF TIRUVALLUR MUNCIPALITY, TIRUVALLUR, TAMIL NADU**

Chairman informed the Board that 1)M/s.Sri Sai Enterprises and Ms. Alliance Inn(India)Private Limited are the owners of the lands admeasuring acres 16.019 cents, comprised in survey numbers 573/3B, 586/3, 586/6, 586/9, 587/1c part, 587/2, 587/3a, 587/3b, 591/2a, 591/2b, 591/3a, 591/3b, 591/4, 591/5a, 591/5b, 591/6a, 591/6b part, 592/1b1, 592/1b2, 592/2, 592/3, 592/4, 592/6a, 592/6b, 593/2a, 593/2b, 593/2c, 593/3 part, situated at Pungathur Village and **M/s. ALLIANCE ORCHID TECH PARK PRIVATE LIMITED** as Power of attorney, vide Document No.797 of 2015, 1610/2021 and 2136 of 2021, registered before SRO, Tiruvallur had applied for revised layout approval of the same and for obtaining revised approval, rectification of earlier gift deed registered as Document No.16333/2021 to be executed in favour of Tiruvallur Municipality. Hence it has now become necessary to execute a rectification deed, as mentioned in the draft of rectification deed. After the deliberation the following Resolution was passed.

"**RESOLVED THAT,** a copy of the draft rectification deed placed before the Board, be and is hereby approved and **Mr. Dega Srinivasulu Reddy**, Head-Operations of the Company, son of Mr. Ramgopalreddy Dega (Permanent Account Number ACMPD4480F) be and is hereby authorized on behalf of the Company to sign and execute the rectification deed, connected letters/documents for obtaining the revised approval for the land situated in Pungathur Village and also present the same before the Sub-registrar, Tiruvallur for registration of the same,

**RESOLVED FURTHER THAT** a copy of the foregoing Resolutions certified as True Copy by a Director of the Company be furnished to the concerned for information and compliance."

//CERTIFIED TRUE COPY//

**For Alliance Orchid Tech Park Private Ltd**

SAI MANOJ NAMBURU
Digitally signed by SAI MANOJ NAMBURU
Date: 2023.11.27 12:54:15 +05'30'

**Sai Manoj Namburu**
**Director**

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.