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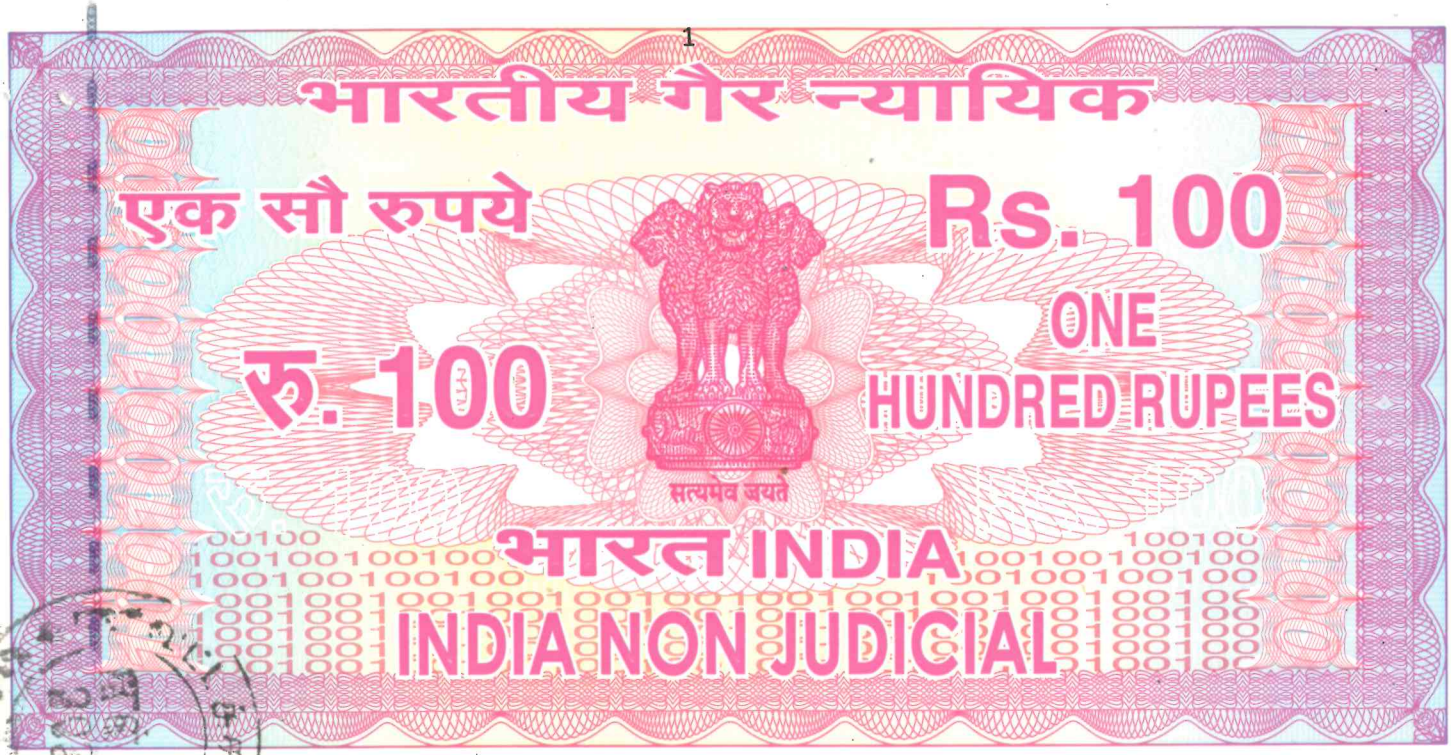
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தமிழ்நாடு तमिलनाडु TAMILNADU

17 JUL 2023 CX 275756

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/9
SAIDAPET, CHENNAI-15. :9840173

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. ALTIS PROPERTIES PRIVATE LIMITED.,** a company incorporated under the Companies Act, 2013, having its registered office at 4th Floor, Blue Haven, No. 19, Harrington Road, Chennai 600 031 (PAN AAXCA2087K), represented herein by its Director Atul Gupta, son of R. C. Gupta, promoter of the proposed project at Greenways Road, R.A.Puram, Chennai 600028.

For Altis Properties Private Limited

Director

We, **ALTIS PROPERTIES PRIVATE LIMITED.,** promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. We have entered into development agreement dated 10th March 2023 with the Land owners who possess a legal title to the land on which the development of the proposed project is to be carried out 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 time period within which the project shall be completed by the promoter is 31st March 2027.

4. That seventy per cent of the amounts realised 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. That 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

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

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

For Altis Properties Private Limited

Director
Deponent

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 Door No. 11, new Door No. 55, Greenways Road, R. A. Puram, Chennai 600 028, on this 10th July 2024.

For Altis Properties Private Limited

Director

Deponent

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
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