Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

25 JUN 2024

ATIA ESTATES PRIVATE LTD

DC 608385

S.P. VELUSAMY
STAMP VENDER
LICENCE No.15/B3/9
K.K. NAGAR, CHENNAI - 78

மாவட்ட ஆட்சியர் அலுவலகம் சென்னை-600 003
ம.ம
15-2024

FORM 'B'

[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. ATIA ESTATES PRIVATE LTD.,** represented by its Authorised Signatory **Mr. ATUL GUPTA,** landowner promoter of the proposed project at Re Survey No : 3951/3, Block No.74 in Tondiarpet Village, Tondiarpet Taluk, Chennai District, Tamil Nadu State.

We, **ATIA ESTATES PVT. LTD.,** landowner promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For ATIA ESTATES PRIVATE LTD.,

Authorised Signatory

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1. The developer promoter has entered into an agreement for development dated06th September 2023with**M/s.METAL BOX INDIA LIMITED,** a company incorporated under the Companies Act 1913, having its registered office at No.4, Scindia House, (1st floor), Connaught Place, New Delhi 110001, represented therein by its Power Agent **ATIA ESTATES PRIVATE LIMITED,** who possess a legal title to the land on which the development of the proposed project is to be carried out anda legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner represented by its Power Agent and the developer promoter for development of the project is enclosed herewith.

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

3. That the time period within which the project shall be completed by the developer promoter is 31stAugust2024.

4. That seventy per cent of the amounts to be realised by the developer 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 the developer 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.

For ATIA ESTATES PRIVATE LTD.,

Authorised Signatory

CamScanner

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

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

9. That the developer 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 ATIA ESTATES PRIVATE LTD.,

Authorised Signatory

Deponent

CamScanner

Verification

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

For ATIA ESTATES PRIVATE LTD.,

Verified by us at Tondiarpet Village on this 27th day of June 2024.

Authorised Signatory,
Depdnent

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

Verified RealEstate™

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.