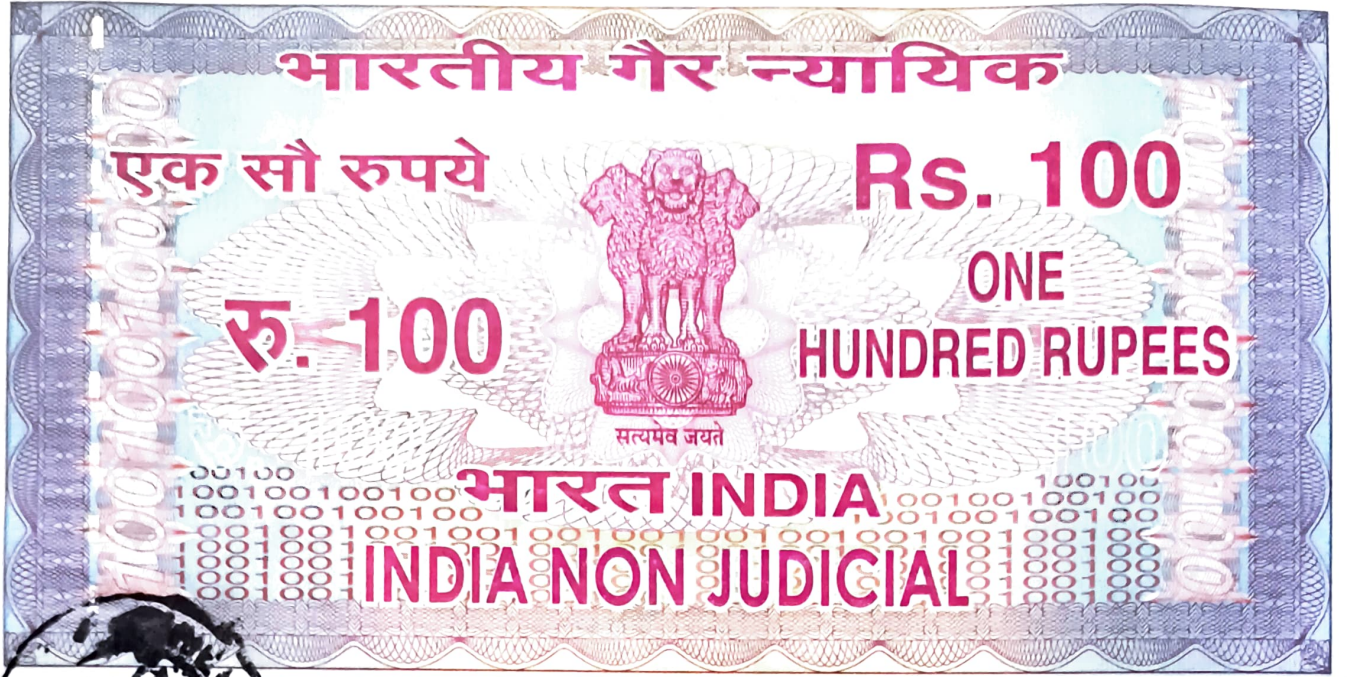




TAMILNADU
Chennai.

04 DEC 2025

ET 162349

R. RAGUPATHI

STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. ATRIA, represented by its Proprietor Mr K.Balachandar, Promoter of the proposed project "LEGACY ROYALE" at Plot No.37, River view Colony (avenue), Manapakkam, Chennai - 600 125, comprised in S.No.124/1B, 124/2 (as per document), As per Patta Survey No.124/1B2, 124/2B, Manapakkam Village, Alandur Taluk, Chennai District, land measuring 5852 sq.ft.,

We, M/s. ATRIA, represented by its Proprietor Mr K.Balachandar, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Have entered in to Joint Development Agreement with Mr Sunil Kumar Singh who possess a legal title to the land on which the development of the proposed project is to be carried out.

For ATRIA

11.12.2024
Proprietor

11.12.2024

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 time period within which the Project shall be completed by us / Promoter is by **31/3/2027**.
4. That Seventy per cent of the amounts realised by us / 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. The the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 I / Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

For **ATRIA**


Proprietor



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 February 2026.

For **ATRIA**


Proprietor



DEPONENT