



தமிழ்நாடு தர்மசிலாது TAMILNADU

28 NOV 2024 DK 320635



M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-45. ☎: 9840173091

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. CATALYST DEVELOPERS PRIVATE LIMITED., Rep. By its Power of Attorney M/s. ALTIS PROPERTIES PRIVATE LIMITED., represented by its Director Mr. ATUL GUPTA, son of Mr. R.C Gupta, promoter of the proposed project at S.No. 8/20, 8/19, 8/15, 8/2B1A, 8/2B1F1A, of Kanathur Reddikuppam Village, Thiruporur Taluk, Chengalpattu District.

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

For CATALYST DEVELOPERS PVT. LTD.

G. Balaji

DIRECTOR

For Altis Properties Private Limited

Director

1. We have entered into development agreement dated 24th January 2024 with M/s. Catalyst Developers Pvt Ltd., having their registered office at No.9 (32) I Block, 4th Street, Anna Nagar East, Chennai 600102, 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 JUNE 2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 CATALYST DEVELOPERS PVT. LTD.

G. Balaji
DIRECTOR.

For Altis Properties Private Limited


Director

Deponent

Verification

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

Verified by me/us at Kanathur Village, Thiruporur Taluk, Chengalpattu District on this **23rd** day of May 2025.

For CATALYST DEVELOPERS PVT. LTD.



DIRECTOR

For Altis Properties Private Limited



Director

Deponent