



കേരളം केरल KERALA

DN 341265

AFFIDAVIT

I, M R SUBRAMONIAN, aged 62 years, Managing Director of Adtech Systems Limited having its corporate head office at EMMAR GRANDE, T C 30/1868-1, First Floor, Harita Ciri, Kanjirampara PO, Trivandrum 695030, do hereby solemnly affirm and declare as under on behalf of M/s Adtech Systems Limited to the Kerala Real Estate Regulatory Authority :

That Adtech Systems Limited is a Public Limited Company, engaged in the business of integration of electronic security systems and floating solar projects. The Company is in existence since 1990 and has tie ups with several leading corporates in the IT sector and retail sector. We are also associated with KSEB, NTPC, BHEL and Tata Solar for their floating solar projects across Kerala and other states.

That Adtech Systems Limited does not have any experience in real estate sector, and has not constructed, delivered or sold any real estate projects before. We have no such intentions and are exclusively engaged in our traditional line of business of electronic security system and floating solar projects.

That we had constructed a building named EMMAR GRANDE pursuant to building permit No F5/BA/407/14 dated 29 August 2017 admeasuring 2199.75 sq mtr. The building had 5 floors including a ground floor.

That the above building project was constructed primarily as our Corporate Office and godown in three floors and rest of two floors were to be retained as our guest houses and for renting out to our associates. There were only 9 apartments in three floors, of which one floor was reserved for our godown, apart from our corporate office and R & Centre which occupied two floors.

AIO: 28779
29.7.2022

N. BALAKRISHNAN NAIR
Vendor, Vanchiyoor
Thiruvananthapuram

M. R. Subramonian
M. R. Subramonian
Director
Adtech Systems Ltd
Trivandrum
R-S-100/



Attested
31/8/2022





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That taking the above into account, only 6 apartments were available for renting out, rest being used for our business purpose. We had not envisaged sale of any of the apartments to public as such and had no such intentions at any point of time during the construction stages of the building.

That with this in view, the building project was never made public, no advertisements were given, no sales agent was appointed nor there was any brochures printed.

That Adtech Systems Limited constructed EMMAR GRAND using its own funds. The Company had not taken any advances against sale agreements, and also did not take any bank loan for constructing the office building. Hence there is no public interest in the said project.

That we did register our project under RERA, thinking that compliance would be better.

That Adtech Systems Limited had filed initial application to RERA on 30th September 2020.

That Adtech Systems Limited completed construction of the building and had received occupancy certificate from Corporation of Trivandrum on 22nd September 2020, much before initial application for registration was filed before RERA. That all construction works were therefore completed well before RERA Application was filed and the building was ready to be occupied by the time we filed application for registration of project under RERA.

That Adtech Systems Limited had received TC numbers from Corporation of Trivandrum on 03rd November 2020 in our ownership name showing non disposal/sale of any apartments.

That in view of the above, project being completed before RERA registration, Adtech Systems Limited did not have any updates to be uploaded to the RERA online site. The status of construction of the building is fully complete in all aspects.

That Adtech Systems Limited had submitted all the documents by hard copy to office of RERA.



*Altered
3/8/2022*

S. KUMARY B.A.L.L.B.
ADVOCATE & NOTARY
 Parvathy Thavan
 Convent Road, Vanchiyoor
 Thiruvananthapuram-695 035
 Mob: 9447558907

AIO: 28780
 29.7.2022

N. BALAKRISHNAN NAIR
 Vendor, Vanchiyoor
 Thiruvananthapuram

Adtech Systems Ltd
[Signature]
M. Subramonian
 Managing Director

Adtech Systems
Trivandrum,
R.S. 1001 -



26 JUL 2022

That the Objectives of RERA Act, 2016 is to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector. That Adtech Systems Limited have not taken any funds from public and hence did not have any consumer in the real estate sector.

That Section 11 of the RERA Act, 2016 provides for updation on progress of the project. However, in the case of our project, which was already fully completed before registering with RERA, we did not have any further updation to be made, all the documents being submitted to the Authority at the time of registration itself. The intention of such updation being for the benefit of the public who had invested or interested to invest in real estate projects, may kindly be taken as not to apply for our building project, in which the public did not have any stake. We had also not made any advertisements for disposal of available our 6 Apartments.

That we have managed to upload the already submitted documents to the website, thereby discharging the obligation too.

VERIFICATION

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Verified at Trivandrum on this 31st Day of August 2022 that the contents of the above affidavit are true and correct to the best of my knowledge and that nothing material has been concealed there from

For Adtech Systems Ltd
M. R. Subramonian
Managing Director

Attested
31/8/2022
8200 979/22
Exe 325
Berkno III

S. KUMARY B.A.,LL.B.
ADVOCATE & NOTARY
Parvathy Bhavan
Convent Road, Vanchiyoor
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