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CX 695044

R. DEVASENA
S.V.L. No:16/B3/2006
17/4 CLUB ROAD CH 3.

URBAN TREE REAL ESTATE DEVELOPERS LLP

FORM 'B'

[see rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kapil Pansari, Partner of M/s. Urban Tree Real Estate Developers LLP, Promoter of the proposed project, "Emerald Enclave Phase 3 by Urban Tree"

I, Kapil Pansari, Partner of M/s. Urban Tree Real Estate Developers LLP , Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title to the land on which the development of the project is proposed

For URBAN TREE REAL ESTATE DEVELOPERS LLP

PARTNER / AUTHORISED SIGNATORY

2. That the said land is mortgaged to M/s Tata Capital Finance Services Limited via Doc No 10343/2022 executed at Chennai on 08th July 2022

3. That the time period within which the project shall be completed by the Promoter is Project Completed

4. That seventy per cent of the amounts realised by the 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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I, the 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, the Promoter shall take all the pending approvals on time, from the competent authorities.

8. That we, the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I, the Promoter shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.

For URBAN TREE REAL ESTATE DEVELOPERS LLP

PARTNER / AUTHORISED SIGNATORY

for URBAN TREE REAL ESTATE DEVELOPERS LLP

For URBAN TREE REAL ESTATE DEVELOPERS LLP

(Partner)
Deponent

PARTNER / AUTHORISED SIGNATORY

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 01st February 2024.

For URBAN TREE REAL ESTATE DEVELOPERS LLP

For URBAN TREE REAL ESTATE DEVELOPERS LLP

(Partner)
Deponent

PARTNER / AUTHORISED SIGNATORY