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04 OCT 2024

DH 823228

A. SELVAM

STAMP VENDOR

LIC NO:1090/B4/CH(C)202

No.2, Gangadeeswarar Koil Str

Purasawalkam, Chennai-600 0

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 **M/S.GT BHARATHI URBAN DEVELOPERS PVT.LTD.,** represented by Authorized Signatory **Mr.R.GOPINATH** promoted project named **"ELEMENTS-IV " Survey Nos. 50/16, 50/5A2, 50/5A3, 51/2A2, 51/58, 51/60, 51/2A3, 51/59, 50/14, 50/15, 50/52, 50/53, Of Shop no 1 pt into residential use and amalgamation with Plot no 3 & amalgamation of Plot No. 150, 151, 154, 155, 156, & 157** Keerapakkam village Vandalur Taluk, Chengalpattu District. Do hereby solemnly declare, undertake, and state as under:

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

We M/s. **GT Bharathi Urban Developers Pvt. Ltd.,(power agent)** promoters of the proposed project do hereby solemnly declare undertake and state as under:

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

   or

   Have entered into GPOA for development/sale agreement / with **M/s. GT PROPERTIES** is represented by Authorized Signatory **Mr. R.GOPINATH** who possesses a legal title to the land on which the development of the proposed project is to be carried out

   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 me **42 months (1st August 2024 to 31st December 2027)**

4. That seventy percent of the amounts realized by the promoter for the real estate project from the allotted, 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, as far as building is concerned. **For Residential Building projects, it will be the cost of development and the land cost.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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, as far as building is concerned. For layout projects, the withdrawal can be done 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 we 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

7. That we, 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 we, the promoter shall not discriminate against any allotted at the time of allotment of any apartment, **Residential Building**, as the case may be, on any grounds.

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

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 24th October 2024

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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