



தமிழ்நாடு தமில்நாடு TAMILNADU

25 AUG 2025

ED 893637



Gatala Developers and Properties Private Limited
Chennai

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / 3 / 2000
No 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18
Phone: 9891640694

FORM 'B'

(See rule 3(4))

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. GATALA DEVELOPERS AND PROPERTIES PRIVATE LIMITED**, represented by its Director Mr.A.T.ANSARI promoter and **Mr.A.SHANMUGA RAJA** land Owner of the proposed project at CONSTRUCTION OF HIGH RISE RESIDENTIAL USE BUILDING CONSISTS OF STILT FLOOR + 9 FLOORS (HEIGHT 30.0M) WITH 78 DWELLING UNITS AND GYM, INDOOR GAMES, ASSOCIATION ROOM AT 1st FLOOR LEVEL AT DOOR NO.3/532, KUNDRATHUR MAIN ROAD, MADHANANTHAPURAM, CHENNAI - 600 125, AND COMPRISED IN NEW S.NO.69/2B1 AND 70/5A1H2 (OLD S.NO.69/2B & 70/5) OF MADHANANTHAPURAM VILLAGE, ALANTHUR TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A. Shanmuga Raja

For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

A.T. Ansari

Managing Director

GATALA



TAMILNADU

25 AUG 2025

ED 893638

Gatala Developers and Properties Private Limited
Chennai

S. AYATH BASHA
STAMP VENDOR

L.NO.3 / 3 / 2000

No 43, SEETHAMMAL ROAD

TEYNAMPET, CHENNAI - 18

Phone: 9841640694

We, M/s. GATALA DEVELOPERS AND PROPERTIES PRIVATE LIMITED, represented by its Director Mr. A.T.ANSARI promoter and Mr.A.SHANMUGA RAJA land Owner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has entered into Joint Development Agreement / collaboration agreement / development agreement or any other agreement with Land Owner Mr.A.SHANMUGA RAJA. Who possess 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.

A. Shanmuga Raja

For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

A.T. Ansari

Managing Director

GATALA

2. That the said land is free from all encumbrances.
3. a. That the time period within which the project shall be completed on **31.12.2030** by promoter is **M/s. GATALA DEVELOPERS AND PROPERTIES PRIVATE LIMITED.**
b. Planning Permit No.**OL-PP/HRB/0031/2025 DT 22.07.2025** The permit expires on **21.07.2033.**
4. That seventy per cent of the amounts realized by 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, as far as building is concerned. For layout projects, it will be 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 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

A. Shany-Raj

For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

A. T. Desai

Managing Director



7. That I / Promoter shall take all the pending approval 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.

A. Shany-Raj

For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

A.T. Asuri

Managing Director

 GATALA

Deponent

Verification

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

Verified by me at Chennai on this 25th day of August -2025.

A. Shany-Raj

For GATALA DEVELOPERS & PROPERTIES PVT. LTD.

A.T. Asuri

Managing Director

 GATALA

Deponent