



15 SEP 2024

DC 53609

GT Bharathi Urban Developers
Pvt. Ltd.

MR. ARUN
STAMP VERIFIER
LNG-2024-08-09
HIGH COURT CAMPUS
CHENNAI-104.

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.,(power agent) promoted the proposed project named "REPUBLIC OF NATURE PHASE 1" S Nos. 285/19A PT, 19BPT, 19C PT, 20A PT, 20B PT, 20C PT, 286/11C PT, 287/3PT, 4, 5APT, 5B, 5C, 5D, 6A, 6B, 7EPT, 7FPT, 7GPT, 7HPT, 7IPT, 7J, 7K, 8, 9APT, 9BPT, 9C PT, 11PT, 12, 13A, 13B, 14, 15, 16, 288/1PT, 3PT 4PT, 5PT, 6PT, 7PT, 8PT, 9A, 9B, 9C, 9D, 9E, 10, 11A, 11B, 12A, 12B, 289/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 4, 290/15CPT, 15DPT 15EPT, 15F, 15G, 15H, 15I, Vadanimeli village (Hamlet of Thiruvendathai) Thiruporur Taluk, Chengalpattu District.

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

For GT Bharathi Urban Developers Pvt Ltd

[Signature]
Authorized Signatory

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 **Mr. Bharat Doshi** 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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be Completed by me **28 months (1st August 2024 to 31st December 2026)**
3. 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.**
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
5. 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


Authorized Signatory

6. That we, the promoter shall take all the pending approvals on time, from the competent authorities.
7. That we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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


Authorized 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 30TH August 2024.

For GT Bharathi Urban Developers Pvt Ltd


Authorized Signatory