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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

17 JUL 2025

M/S GT BHARATHI URBAN DEVELOPERS Pvt Ltd,

ED 728253

A. Selvam

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.,** promoter of the proposed project **"REPUBLIC OF NATURE PHASE II" comprised** Proposed Additional Residential Building Chengalpattu District. Mamallapuram LPA Tiruporur Taluk – Vadanameli Village (Hamlet of Thiruvidanthai Village) in S.F.No.285/19Apt, 19Bpt, 19Cpt, 20Apt, 20Bpt, 20Cpt, 286/11Cpt, 287/3pt, 4, 5Apt, 5B, 5C, 5D, 6A, 6B, 7Ept, 7Fpt, 7Gpt, 7Hpt, 7Ipt, 7J, 7K, 8,9Apt, 9Bpt, 9Cpt, 11pt, 12, 13A, 13B, 14, 15, 16, 288/1pt, 3pt, 4pt, 5pt,

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

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 with a Site Area of 30921.93sq.m – 5 blocks with - FSI Area of 11189.26sq.m – has been already approved – New Survey Numbers sub divided and revised as S.F.Nos:287/3C, 287/4A, 287/5A1, 287/5B, 287/5C, 287/5D1, 287/6A, 287/6B1, 287/7E3, 287/7F3, 287/7G3, 287/7H3, 287/7I3, 287/7J, 287/7K, 287/8,287/9A3, 287/9B3, 287/9C1, 287/11C, 287/12A, 287/13A, 287/13B, 287/14, 287/15, 287/16A, 288/7A, 288/8C, 288/9A, 288/9B, 288/9C, 288/9E1, 288/10, 288/11A, 288/11B, 288/12A1, 288/12B1, 289/2A, 289/2B, 289/2C, 289/2D, 289/2E, 289/2F, 289/2G, 289/2H, 289/3A, 289/3B, 289/3C, 289/3D, 289/4, 290/15D3, 290/15F1, 290/15G1,290/15H1, 290/15I1- (OSR land -3092.78sqm (As per gift deed document) 3123.00 sqm (As per Sub Division patta) S. Nos. 287/6B2, 5D2,16B, 288/9D, 9E2, 12A2, 12B2, 290/15H2, 15I2 and approach road for OSR land 2981.63Sqm. (As per gift deed documents) 2958.00Sq.m (As per Sub Division Patta ) S.F. Nos. 285/19A2, 19B2, 19C2, 20A2, 20B2, 20C2, 286/11C2, 287/3B, 4B, 5A2, 7E2, 7F2, 7G2, 7H2, 7I2, 9A2, 9B2, 9C2, 11B, 12B, 288/1B, 3B, 4B, 6B, 7B, 8B, 290/15C2, 15D2, 15E2, 15F2, 15G2, already handed over to local body – Site area 30921.93Sqm. (Considered for FSI Calculation and proposed additional Residential building FSI area of 24473.47sqm -– Chengalpattu District, Mamallapuram LPA, Tiruporur Taluk – Vadanameli Village (Hamlet of Thiruvidanthai Village.)

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 **GT BHARATHI URBAN DEVELOPER PVT. LTD.**, is represented by Director, **Mr. P. SAKTHI KODHANDAM, son of Mr. PARATHASARTHY** 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

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

2. That the said land is free from all encumbrances.

3. The project shall be completed by me on **31st December 2030**

**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.

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

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 2nd September 2025

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.