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தமிழ்நாடு तमिलनाडु TAMILNADU

23 DEC 2024

DX 467156

அ. ஷம்ஷாத், மு.வி
தொழிலாளர் நீதி மன்றம்
மாவட்ட நீதி மன்ற வளாகம்
எண்: 2/2000, திருச்சி
செல் எண்: 93451 61811

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.M.Noor Mohamed, Managing Partner, Bharath Realtiy** promoter of the proposed layout project **Bharath Gardenia**; Located at **TS.No.3/3A,3/3B,3/4,9/5A,9/5B,9/5C,9/5D,10/3,11/3,12/1A,12/1B & 14/2B.Thiruverumbur village, Thiruverumbur taluk, Trichy.**

I, Mr.**M.Noor Mohamed, Managing Partner, Bharath Realtiy**promoter of the proposed layout project do hereby solemnly declare, undertake and state as under:

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

NOTARY PUBLIC
R. MURUGARAJAN
TIRUCHIRAPALLI.
Regd. No:
G.O.(MS).No: 377 / 2023
GOVT. OF TAMILNADU

For BHARATH REALTIY

(M. NOOR MOHAMED)
MANAGING PARTNER

3. That the period within which the project shall be completed by promoter is**31st March 2026.**

4. That seventy per cent of the amounts realised 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 development and the land cost.

5. That the amounts from the separate account, to cover the cost of thelayout 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 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 promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That 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.

Deponent

NOTARY PUBLIC
T. MURUGARAJAN
TIRUCHIRAPALLI.
Regd. No:
G.O.(MS).No: 377 / 2023
01/03/2024
GOVT. OF TAMILNADU

For BHARATH REALTIY

(M. NOOR MOHAMED)
MANAGING PARTNER

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 Trichy on this 1st day of March 2025.

Deponent

For BHARATH REALTIY

(M. NOOR MOHAMED)
MANAGING PARTNER

NOTARY PUBLIC
GOVT. OF TAMILNADU
T. MURUGARAJAN
TIRUCHIRAPALLI.
Regd. No:
G.O.(MS).No: 377 / 2023

T. MURUGARAJAN, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF TAMILNADU
REGD. No: G.O. (MS). No.377 / 2023
No. 52, ESS PEE Complex,
District Court (Opp), Cantonment,
Trichy - 620 001. Cell: 98424 22500
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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

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