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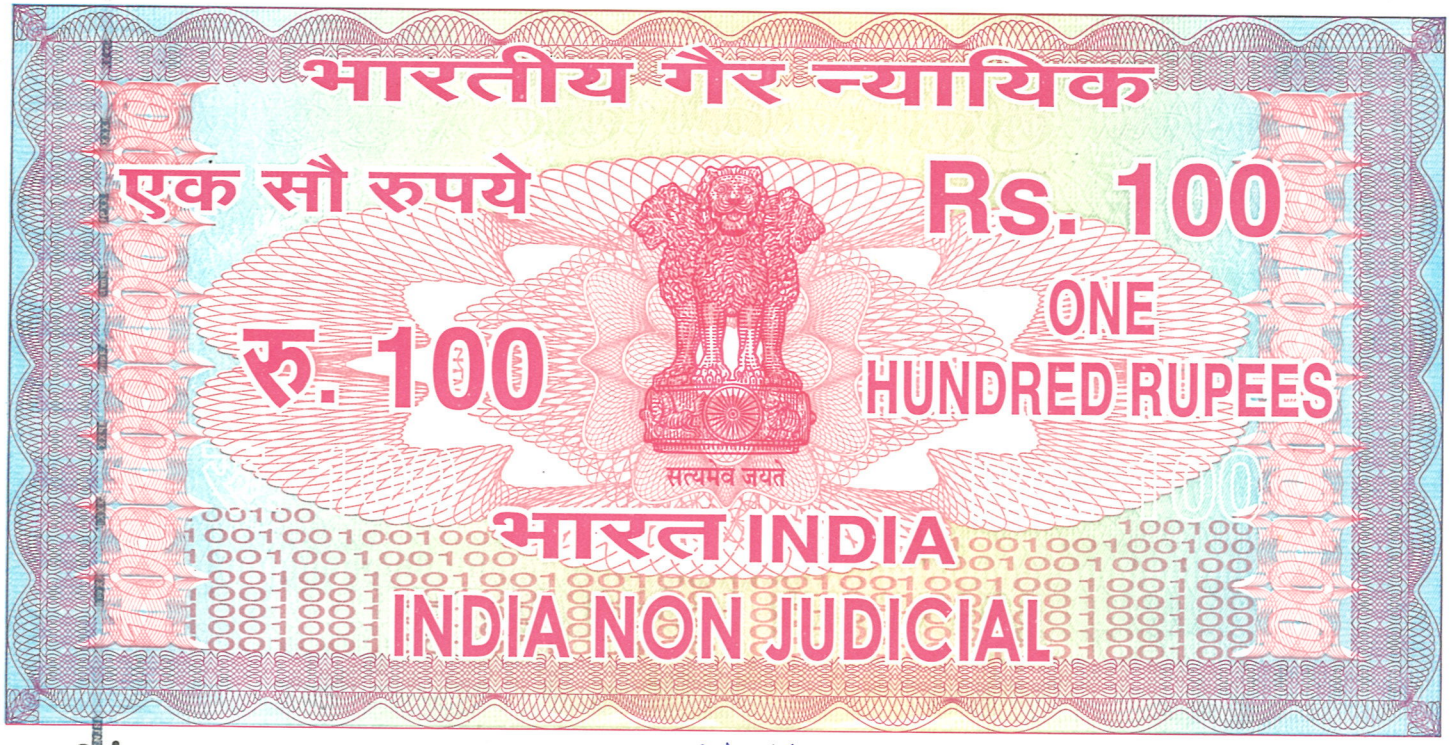
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DC 733224

R DEVASEN.
S.V.L. No 16/B3/2001
87/4 CLUB ROAD CH

M/s. Urban Tree Real Estate Developers LLP

24 2024

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 Mr. Abhishek Mehta, Partner of M/s. Urban Tree Real Estate Developers LLP, Promoter of the proposed project, "Excellence Phase 1 by Urban Tree" in Survey Numbers 429 & 456 of Manapakkam Village, Alandhur Taluk, Greater Chennai Corporation Limit

I, Abhishek Mehta, Partner of M/s. Urban Tree Real Estate Developers LLP , Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

URBAN TREE REAL ESTATE DEVELOPERS LLP CHENNAI

2. That the said land is mortgaged to M/s Tata Capital Finance Services Limited via Doc No 2047/2024 executed at Chennai on 21st February 2024

3. That the time period within which the project shall be completed by the Promoter is 30 September 2027

4. That seventy per cent of the amounts realised by the 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 and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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, 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 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 I, 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 I, the Promoter shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.



for URBAN TREE REAL ESTATE DEVELOPERS LLP

(Partner)
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 11th July 2024.

For URBAN TREE REAL ESTATE DEVELOPERS LLP

URBAN TREE REAL ESTATE DEVELOPERS LLP CHENNAI

(Partner)
Deponent



our services doesn't just end there

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.



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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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