Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DG 237226

10-6-2025 C. SENTHIL

Ph.: 9445081113
D. VIJAYAKUMAR (SV)
#24, NELLIKUPPAM ROAD,
GUDUVANCHERY -603 202.
L.No.9578/A1/2009/07-09-2008

FORM -'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. C. Senthil, M/s Nanesh Developers LLP, Mrs. Annakili, Mr. Ammavasai, Mr. Chandrasekar, Mrs. Amutha, Mr. Elumalai Promoters of the proposed project Keezhur Village comprised in Survey No. **33/2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 6A1, 6A2, 6B** Thiruporur Taluk, Chengalpattu District, in the state of Tamil Nadu,

We, **(i) Mr. C. Senthil**, Aadhaar No: 4219 7613 7338, Residing at No 11/6, D.no F, 3rd Floor, P.M Apartment, Pakthavatchalam street, West Tambaram, Chennai,
(ii) M/s Nanesh Developers LLP,Represented by its Director **Mrs. Nisha Prathick,** Aadhaar No: 8002 8876 8990, Residing at No 5052, TVH Lumbini square, Briclin Road, next to Megala Theatre, Vepery Purasawalkam, Chennai.

For NANESH DEVELOPERS LLP

AUTHORISED / DESIGNATED PARTNER

(iii) Annakili Arumban, Aadhaar No: 9937 8711 4816, Residing at No 2/20, Mariyamman Kovil Street, Keezhur, Chennai, **(iv) Ammavasai**, Aadhaar No: 4512 6755 8403, Residing at No 2/204, Bavani amman Kovil Street, Keezhur, Chennai,

(v) Chandrasekar, Aadhaar No: 9843 0368 4977, Residing at No 118, Mariyamman Kovil Street, Keezhur, chennai **(vi) Amutha**, Aadhaar No: 8499 0870 3970, Residing at No 21/76, Mariyamman Kovil Street, Keezhur, Chennai, **(vii) Elumalai**, Aadhaar No: 6534 9873 2678, Residing at No 2/204, Bavani amman Kovil Street, Keezhur, Chennai 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 isproposed

OR

Have/has a legal title to the land on which the development of the proposed projectis to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch owner and promoter for development of the real estate project is enclosed herewith.

2. That, they said land is free from all encumbrances.

OR

Possess such as encumbrances_____including details of any rights, title, interest or name ofany party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is **COMPLETED.**

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allotters, 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For NANESH DEVELOPERS LLP

AUTHORISED / DESIGNATED PARTNER

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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 allotted at the time of allotment of any apartment,plot or building, as the case may be, on any grounds.

For NANESH DEVELOPERS LLP

AUTHORISED / DESIGNATED PARTNER

Deponent

Verification

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

Verified by me at CHENNAI on this 11th day of July 2025

For NANESH DEVELOPERS LLP

AUTHORISED / DESIGNATED PARTNER

Deponent

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

Verified RealEstate™

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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