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RE REGULATORY RECORD

RERA Document

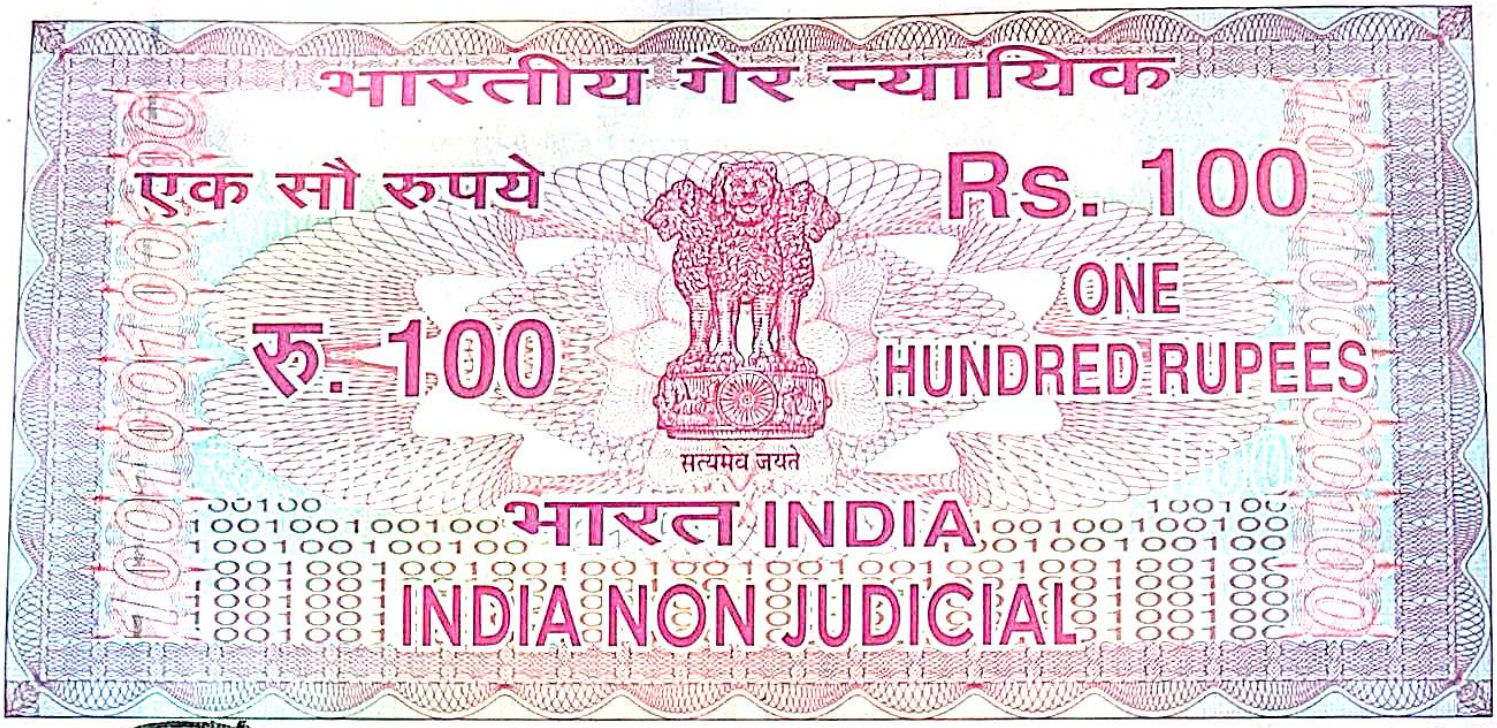
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Verified RealEstate™
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

EG 336248

09 FEB 2026

S. KUMARAVELU
STAMP VENDOR
L No. 26/CH (S) 2010 dt 02-03-2011
No. M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

ISHA HOMES (INDIA) PVT. LTD. CHENNAI 600 020

AFFIDAVIT CUM DECLARATION

(FORM B)

Affidavit cum declaration of

1) M/s. ISHA HOMES (INDIA) PVT. LTD., a Private Limited Company incorporated under the Companies Act, 1956, having their Registered Office at Old No.55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai 600 020, represented herein by its Authorized Signatory, Mr. R. RAGAVENDIRAN (Aadhar ID: 7964 0557 0884), son of Mr. Ragothaman, aged about 47 years,

2) Mrs. V. VIJAYABARATHI, (Aadhar ID: 3252 8878 2139), Wife of Mr.Anandasubramanian, Hindu, aged about 54 years and residing at No. No.12, PCM Colony, Behind Jothi Theater, St. Thomas Mount, Chennai 600 016

V. Vijayabarathi

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran

Authorized Signatory

Promoter of the Residential Apartment proposed project In the Residential Apartment named **"ISHA RIVER FRONT"** comprised in Block A - Residential Building with 35 dwelling units; Block B - with 29 dwelling units; Totally 64 dwelling units with Association Room & GYM and STP Pump Room at Woodcreek County 15th Cross Street, Woodcreek County 14th Cross Street situated at New Survey No. 140/3C, (Old Survey No. 140/3), situated at Wood Creek County 15th Cross Street, Nandambakkam Village, Alandur Taluk, Chennai District, Tamil Nadu State - 600 016.

We, **M/s. Isha Homes (India) Pvt Ltd & Mrs. V. Vijayabarathi** promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That We, **M/s. Isha Homes (India) Pvt Ltd & Mrs. V. Vijayabarathi** has a legal title to the land on which the development of the project is proposed 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
2. That the said land is free from all encumbrances.
3. That the project will be complete on **30.01.2031.**
4. That seventy percent of the amounts realized by proprietor 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 construction and the land cost and shall be used only for that purpose. **NA**
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.**NA**
6. That We 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.**NA**
7. That We shall take all the pending approvals on time, from the competent authorities.

For ISHA HOMES (INDIA) PVT. LTD.

Authorized Signatory

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

9. That We 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.

For ISHA HOMES (INDIA) PVT. LTD.

Authorized Signatory

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at **Chennai** on this **04th day of March, 2026.**

For ISHA HOMES (INDIA) PVT. LTD.

Authorized Signatory

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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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.