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RE REGULATORY RECORD

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

21 MAR 2025

EC 644747

Emerald Haven Life Spaces 2 Private Limited Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/89
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

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

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s.EMERALD HAVEN LIFE SPACES 3 PRIVATE LIMITED, Chennai , promoter of the proposed project

'TVS EMERALD AVALON'

HIGH RISE GROUP DEVELOPMENT WITH EXTENDED COMBINED DOUBLE BASEMENT FLOOR FOR TOWER A TO H & TOWER J,K & CLUB HOUSE CONSISTING OF TOWER – A, B, F, G & H :GROUND FLOOR + 14 FLOORS + 15 FLOOR(PART) (EACH 119 UNITS), TOWER C,D,E,J & K : GROUND FLOOR + 14 FLOORS + 15 FLOOR(PART) (EACH 88 UNITS), (TOTALLY : 1,035 DWELLING UNITS) AND CLUB HOUSE (GROUND + 2 FLOORS + 3RD PARTIAL FLOOR) WITH SWIMMING POOL AT GROUND LEVEL AT S. NO. 131/2A, 2B, 4, 5A, 5C, 5D, 6, 132 /1B, 1C1A, 3, 148 /1, 2A, 2B, 2C, 3A, 3B, 4, 5A, 5B, 5C, 149/1,2,3,4, 153 /2, 5, 160 /4, 164 PART, 165 /2, 3, 4, 5, 6, 7A, 7B, 7C, 166, T.S. NO.30, 134, 135 OF BLOCK NO. 19, T.S. NO. 96/3, 98-120, 122-129, 134,135,139 OF BLOCK NO. 21 WARD -C, ZAMIN

For Emerald Haven Life Spaces 2 Private Limited

Authorized Signatory

For Emerald Haven Life Spaces 3 Private Limited

Authorized Signatory

भारतीय गैर न्यायिक

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Emerald Haven Life Spaces 2 Private Limited Chennai

PALLAVARAM , PALLAVARAM TOWN & TALUK, CHENGLEPET DISTRICT, WITHIN THE JURISDICTION OF TAMBARAM CITY MUNICIPAL CORPORATION - Planning Permission approved by CMDA vide P.P.No. OL-PP/HRB/0033/2026 dt. 7.7.2026 Planning Permit No. OL-03302 and Building License approved by Tambaram City Municipal Corporation in Planning Permission No 009/BPA/2026/00962 Building Permit No. 009/BL/2026/02/021/00809, dt. 29.7.2026

I, K. Muralidharan son of P. Krishnamurthy, aged 51 years the Authorised Signatory of **M/s. . EMERALD HAVEN LIFE SPACES 3 PRIVATE LIMITED** (formerly known as Radial (Phase III) IT Park Private Limited) Ispahani Centre, 4th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed as detailed below:

The promoter of the project M/s. . EMERALD HAVEN LIFE SPACES 3 PRIVATE LIMITED is the owner of the land in the following S.Nos. having purchased the same through sale deeds referred below:

For Emerald Haven Life Spaces 2 Private Limited

Authorized Signatory

For Emerald Haven Life Spaces 3 Private Limited

Authorized Signatory

Sl.No.	Block No.	Town Survey Nos	Old Survey Nos.	Extent as per doct (in Acres)	Sale Deed Doct.No.	Date
1	19	30	160/4	0.54	8592/2021	21-09-2021
2	21	98	165/2	0.25	8592/2021	21-09-2021
3	21	99	165/3	0.59	384/2020	20-01-2020
4	21	100	166	0.54	384/2020	20-01-2020
5	21	101	165/5	0.53	384/2020	20-01-2020
6	21	102	165/4	0.49	384/2020	20-01-2020
7	21	103	165/7A	0.23	384/2020	20-01-2020
8	21	104	165/6	0.54	384/2020	20-01-2020
9	21	105	165/7B	0.23	384/2020	20-01-2020
10	21	106	165/7C	0.12	384/2020	20-01-2020
11	21	107	148/2A	0.11	384/2020	20-01-2020
12	21	108	148/2B	0.23	384/2020	20-01-2020
13	21	109	148/2C	0.19	384/2020	20-01-2020
14	21	110	148/1	0.52	384/2020	20-01-2020
15	21	111	148/3A	0.245	384/2020	20-01-2020
16	21	112	149/1	0.04	384/2020	20-01-2020
17	21	113	149/2	0.23	384/2020	20-01-2020
18	21	114	149/3	0.23	384/2020	20-01-2020
19	21	115	148/3B	0.245	384/2020	20-01-2020
20	21	117	149/4	0.1	384/2020	20-01-2020
21	21	118	148/5A	0.13	384/2020	20-01-2020
22	19	134	153/2	0.46	8592/2021	21-09-2021
23	19	135	153/5	0.55	8592/2021	21-09-2021
24	21	Old 96/1 pt, New 96/3	164 pt,	0.06	383/2020	20-01-2020
				7.4		

For Emerald Haven Life Spaces 2 Private Limited

Authorized Signatory

For Emerald Haven Life Spaces 3 Private Limited

Authorized Signatory

M/s. . EMERALD HAVEN LIFE SPACES 2 PRIVATE LIMITED (formerly known as Radial (Phase II) IT Park Private Limited) is the owner of the land in the following S.Nos. having purchased the same through sale deeds referred below:

Sl.No.	Block No.	Town Survey Nos	Old Survey Nos.	Extent as per doct (in Acres)	Sale Deed Doct.No.	Date
1	21	116	148/4	0.52	385/2020	20-01-2020
2	21	119	148/5B	0.23	385/2020	20-01-2020
3	21	120	158/5C	0.23	385/2020	20-01-2020
4	21	122	131/2A	0.54	380/2020	20-01-2020
5	21	123	131/5A	0.24	382/2020	20-01-2020
6	21	124	131/5B	0.23	382/2020	20-01-2020
8	21	125	131/5C	0.23	382/2020	20-01-2020
7	21	126	131/4	0.05	386/2020	20-01-2020
9	21	127	131/2B	0.54	380/2020	20-01-2020
10	21	128	131/5D	0.23	382/2020	20-01-2020
11	21	129	131/6	0.57	381/2020	20-01-2020
12	21	135	132/1B	0.565	381/2020	20-01-2020
13	21	139 part	132/1C 1A	0.755	387/2020	20-01-2020
14	21	134	132/3	0.11	386/2020	20-01-2020
				5.04		

The promoter is the power of attorney of M/s. . EMERALD HAVEN LIFE SPACES 2 PRIVATE LIMITED vide deed of Power of Attorney dt. 17.8.2026 registered as document No.62 in the office of the Sub Registrar of Chennai Central Joint II

~~OR~~

~~Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with_~~

~~AND~~

~~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. OR

   Possess such encumbrances as per the Encumbrance Certificates enclosed including details of any rights, title, interest or name of any 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 **30.01.2033**

For Emerald Haven Life Spaces 2 Private Limited

Authorized Signatory

Emerald Haven Life Spaces 3 Private Limited

Authorized Signatory

4. That seventy per cent of the amounts realised by me/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 construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be 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 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 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.

   That the planning permission and building permit granted by the competent planning authority relate to the land proposed to be developed as a residential development. The Promoter will develop the balance portion of the land by utilising the maximum development potential permissible under the applicable planning laws, including pursuant to any amendment thereto or change in law, subject to obtaining all requisite statutory approvals, permissions and registrations.

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

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

Emerald Haven Life Spaces 3 Private Limited

For Emerald Haven Life Spaces 2 Private Limited

Deponent

Authorized Signatory

Authorized Signatory

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 the 12.08. 2026

Emerald Haven Life Spaces 3 Private Limited

For Emerald Haven Life Spaces 2 Private Limited

Authorized Signatory

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.