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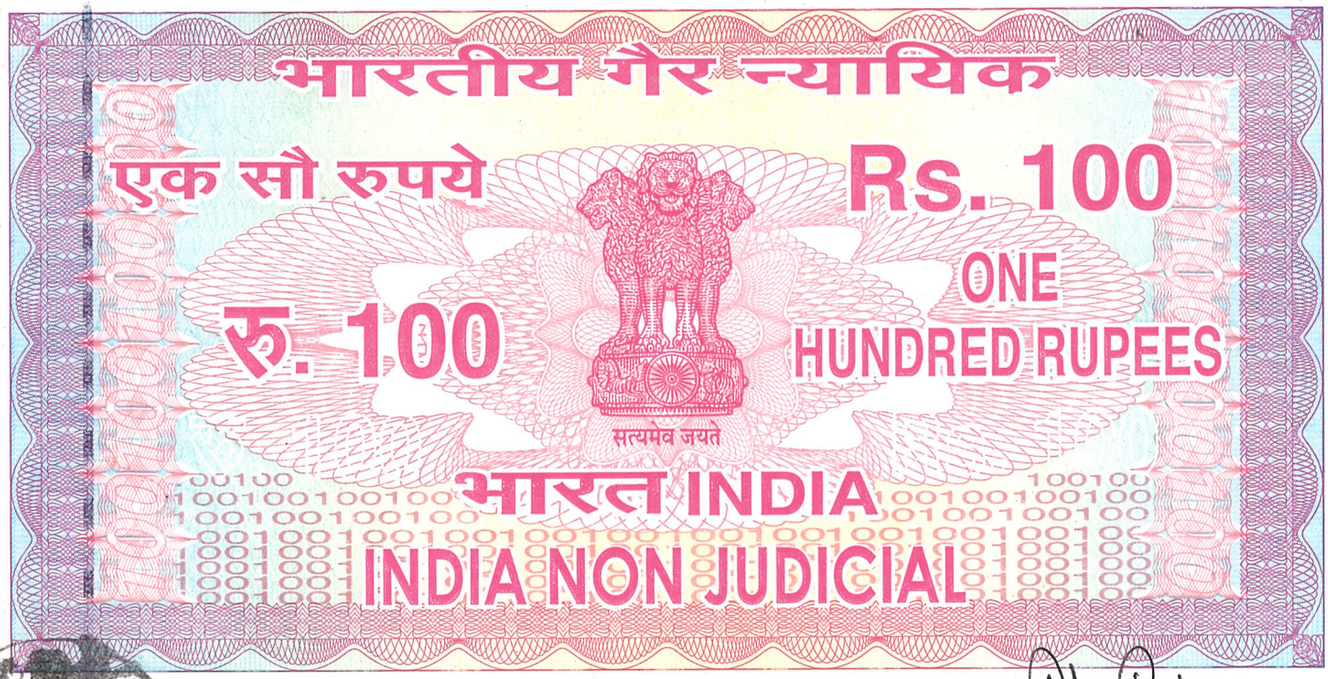
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தமிழ்நாடு तमिलनाडु TAMILNADU

09.09.2024 NEST ZONE INDIA PVT LTD.

DH 246367
R.G.PALANI
STAMP VENDOR
L.No: 31/B3/2000
146 Arcot Road, Kodambakkam
Chennai - 600 024

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 **M/s.NEST ZONE INDIA PRIVATE LIMITED**, represented by its Managing Director Mr.M.SHANKER GANESH, promoter of the proposed project '**NEST CHARISMA',** situated at S.Nos. 44/2B1, 46/2A1, 46/2A2, 46/2A3, Adhanur Road, Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District – 600 044.

NOTARY PUBLIC
S. MOORTHY
Reg. u: 11007/2015
Saidapet, Chennai
GOVT. OF INDIA

For NEST ZONE INDIA (P) LTD.

Managing Director

I, Mr.M.SHANKER GANESH, Managing Director of M/s.NEST ZONE INDIA PRIVATE LIMITED 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 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.

3. That the time period within which the project shall be completed by me is 30.09.2026.

4. That seventy per cent of the amounts realised by me 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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.

NOTARY PUBLIC S. MOORTHY Reg. No. 11697/2015 Saidapet, Chennai GOVT. OF INDIA

For NEST ZONE INDIA (P) LTD.

Managing Director

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 the 21st day of November, 2024.

For NEST ZONE INDIA (P) LTD.

Managing Director

DEPONENT

NOTARY PUBLIC
S. MOORTHY
Reg. u: 11097/2015
Saidapet, Chennai
GOVT. OF INDIA

21/11/2024

S. MOORTHY, B.A.B.L.,
Advocate & Notary Public
176, Arcot Road, Kodambakkam, Chennai-600 024.
(Opposite To Ambedkar Statue & Corporation Office)
No:40/1,1st Floor, Anna Main Road, M.G.R. Nagar,
Chennai-600 078. Cell: 9840212504/7871998870

Our services go beyond

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

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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We're honored to be part of your
real estate journey

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