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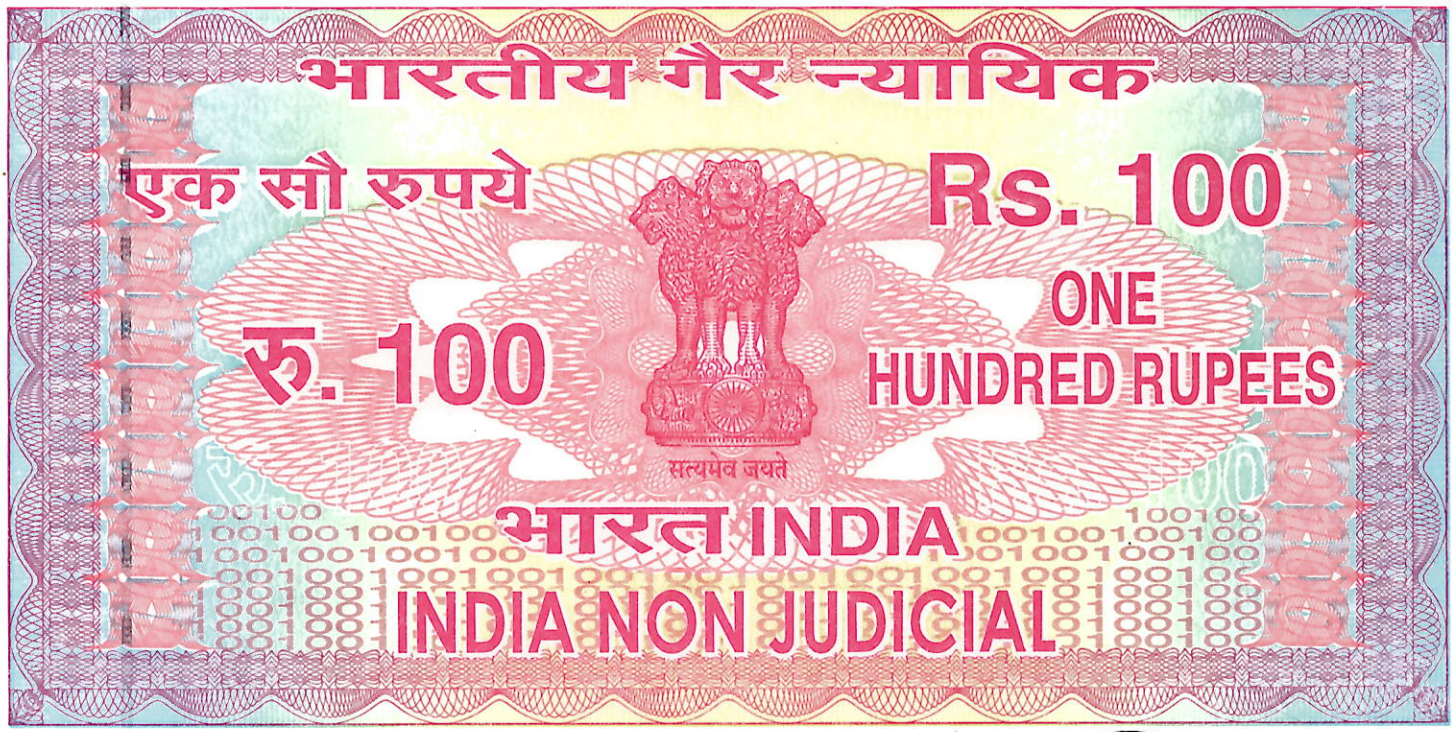
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தமிழ்நாடு तमिलनाडु TAMILNADU 11 MAR 2025 DF 312102

K SANKAR (S.V.)
L No: 1481/94
Nagar, Chennai-17

Nahar Foundation's Privale Ltd

மாவட்டக்கருவூலம்
கண்ணை-600035
17 OCT 25-2024

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. NAHAR FOUNDATION'S PRIVATE LIMITED,** Promoter of the proposed project NAHAR ARISTA in Ramappa Nagar 2nd Cross Street and Ramappa Nagar 4th Main Road, Perungudi, Chennai Comprised in S.Nos.56/1A & 44/1A (Document), S.Nos.56/16A1 & 44/1B (Patta) of Perungudi Village within the limits of Greater Chennai Corporation.

We, Promoter of the proposed project NAHAR ARISTA do hereby solemnly declare, undertake and state as under:

1. That we, promoter have entered into Memorandum of Joint Venture Agreement with **MR. B.TOLACHAND NAHAR** who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

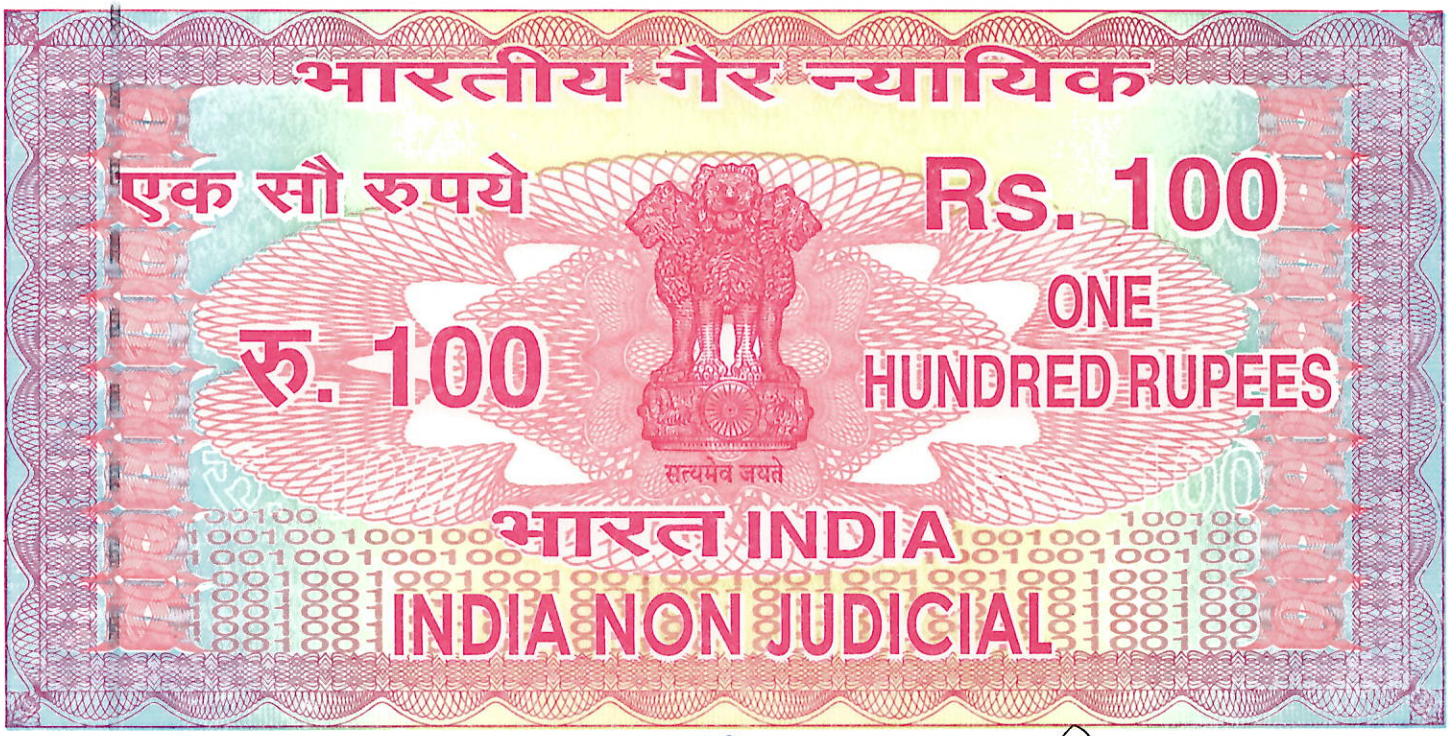
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

For NAHAR FOUNDATION'S PRIVATE LIMITED

B. Tola chand Nahar

Managing Director / Director



தமிழ்நாடு तमिलनाडु TAMILNADU 11 MAR 2025 DF 312103

Nahar Foundation's Private Ltd

K SANKAR (S.V.)
L No: 1481/94
Nagar, Chennai-17

3. That the time period within which the project shall be completed on 31.03.2028.

4. That seventy percent of the amounts realised by 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That we 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 we promoter, shall take all the pending approvals on time, from the competent authorities.

B. Tolachand Nahar

For NAHAR FOUNDATION'S PRIVATE LIMITED

Managing Director / Director

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

9. That we 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.

VERIFICATION

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

VERIFIED BY ME AT CHENNAI ON 13TH DAY OF MARCH, 2025

B. Tolachand Nahar

For NAHAR FOUNDATION'S PRIVATE LIMITED

Managing Director / Director

DEPONENT

For NAHAR FOUNDATION'S PRIVATE LIMITED

Managing Director / Director



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.



empowering your real estate decisions with smart tools

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

3/350/2 Mettukuppam,
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