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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

ED 389896

4 JUL 2025

N M Promoters
Chennai

R. LAKSHMANAN
STAMP VENDOR
C No 6/772/B3/96
No 261 E V R ROAD
AMINJIKARAI CHENNAI 29

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

We M/s. N M Promoters represented by its Partner by Partners K Balachandra Reddy S/o Late Rama Subba Reddy 2) M Venkata Subba Rao s/o Audiseshaiah 3) M Audiseshaiah S/o M Chenchaiah 4) P Ganesh S/o P V Prakaash and Mrs Navasakthi W/o P Ganesh 5) L vijayarangan S/o K Lakshmanan 6) V Karthikeyan S/o S Veerachamy and M Swathi w/o V Karthikeyan 7) Dhanaraj M R S/o M Raman and Mrs Anitha Dhanaraj W/o Dhanaraj M R 8) Melvin victor De Poures S/o A Martin De Poures and Mrs Sherly Jenifer Dhanraj W/o Melvin Victor De Poures 9) M Vinod kumar S/o N Mathialagan 10) M Chockanathan S/o Marichamy 11) c Usha Rani W/o M Chockanathan all residing at No 38/74 Bazullah Road, T.Nagar,Chennai-600017 are Land owners and promoter of the proposed projectat Thiruneermalai Main Road, in S.No. 306 of Thiruneermalai village here after called the "PROMOTER& LAND OWNERS"

For N.M. PROMOTERS

M. Audiseshaiah

Authorised Signatory

P. Navada Sakthi M.

C. Usha Rani

We the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That promoter has a legal title to the land on which the development of the project isproposed
   OR
   Have entered into joint development agreement /collaboration agreement /development agreement or any otheragreementwho possess a legal title to the land on which the development of the proposed project is to be carriedout

   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 Promoter 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 Landowner/ promoter is December 2025.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottee, 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 landcost.

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.

For N.M. PROMOTERS

M. Audisesheiah

Authorised Signatory

C. Usha Rani

6. That 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of theproject.

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

8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under theAct.

9. That 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.

For N.M. PROMOTERS

Authorised Signatory

Deponent

Verification

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

Verified by me at Chennai on this 21st day of July.

For N.M. PROMOTERS

Authorised Signatory

Deponent

JUNE 20, 2025

From

M/s. N M Promoters
P Ganesh, Karthikeyan, M Swathi, M.R. Dhanaraj, Anitha Dhanaraj, Melvin Victor, Sherly, Vinoth Kumar,M.Chokanathan & C Usha Rani, P. Navasakthi
No 38/74 Bazullah Road,
T.Nagar
Chennnai-600017

To

Tamilnadu Real Estate Regulatory Authority (TNRERA)
No 1A, 1st Floor,
Gandhi Irwin Bridge,
Egmore,
Chennai-600008

Sub: Admission of File & Cancellation of Rera for the site of Stilt Floor+ 3 Floors Residential Building with 30 dwelling units at S.No.306, Thiruneermalai Main Road and Dr. MGR Street, Thiruneermalai Village, AlandurTaluk, Kancheepuram District.

Ref No: **TN/01/BUILDING/0021/2018 dated12/01/2018**

Dear Sir,

With reference to the above, we hereby informing you that we NM Promoters had a joint venture agreement with the Promoter M/s. Poomalai housing Pvt Ltd dated 20.09.2013 and revised joint agreement on 14.06.2017. The Promoter has taken building approval from CMDA vide P.P. No: B/SplBldg/237 A to D/2016 in Letter No.B2/993/2015 dated 19.10.2016 and the Executive Officer, Thiruneermalai Panchayat, Building Permit No.38/2016-17 in Letter No.316/2016 dated 09.03.2017.

Later after selling few apartments to us promoter went for revised approval with Stilt + 4 floors for office cum residential building vide P.P.No PP/NHRB/S(B1)/0207/2022 dated 31.03.2023 at S.No.306, Thiruneermalai Main Road and Dr. MGR Street, Thiruneermalai Village, AlandurTaluk, Kancheepuram District.

After that he never started the work and never fulfilled his commitments. So, as land owners with the consent of other flat owners have cancelled the power of attorney vide Doc No9380/2023 dated 21.10.2023. Collectively we as Land and UDS holders requesting you to cancel the Promoters Rera No. **TN/01/BUILDING/0021/2018 dated12/01/2018** and admit the file and issue us the new Rera number in favour of **NM PROMOTERS.**

Also enclosing letter given to NM PROMOTERS to take up the project and complete.

Thanking you

Yours faithfully

For N M Promoters & Others

L. VIJAYARANGAN

P Ganesh & P.Navasakthi (Flat No F5)

Karthikeyan & M Swathii (Flat No T10)

M.R. Dhanaraj & Anitha Dhanaraj (Flat No S4)

Melvin Victor & Sherly (Flat No S10)

Vinod Kumar (Flat No S1)

M.Chokanathan (Flat No T2 AND T4)

C Usha Rani (Flat No F8)

Encl: Flat owners' sale Deed Copy
Bank Statement of Promoters Account
Approved plan copy
Land owners' sale deed
Power Cancellation Document
Ec From 1987 to till date
Request letter to NM Promoters

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.