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Official Property Record





தமிழ்நாடு தமிழ்நாடு TAMILNADU

05.08.2024

THE NEST

R.G.PALANI
STAMP VENDOR
L.No: 31/BS/2000
108 Arceel Road, Rodambakkam
Chennai - 600 094

EF 416534

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

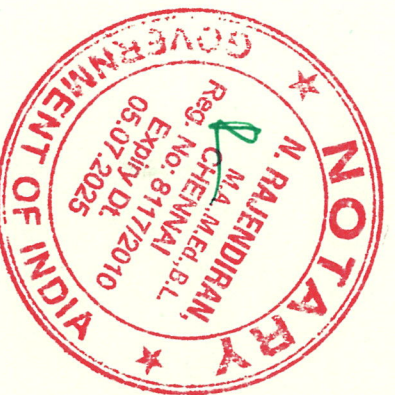
Affidavit cum Declaration of M/s. **THE NEST**, represented by its Managing Partner Mr.M.SHANKER GANESH, promoter of the proposed project '**NEST BONSAI**', situated at S.Nos.259/2A2, 259/2B2, 259/2C2, 259/2D2, 260/2A2 & 260/2B2, Ottiyambakkam Main Road, Ottiyambakkam Village, Tambaram Estate, Chengalpeta District – 600 130.



For THE NEST
[Signature]
Managing Partner

I, Mr.M.SHANKER GANESH, Managing Partner of M/s. THE NEST 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 on 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



For THE NEST
 Managing Partner
 DEPENDENT

Verification

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

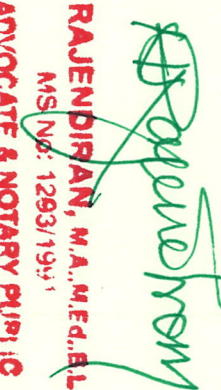
Verified by me at Chennai on this the 05th Day of September, 2024

FOR THE NEST

Managing Partner

DEPONENT




N. RAJENDIRAN, M.A., M.Ed., B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothirainallangam II Cross Street,
West Maradasi, Chennai - 600 038
Mobile : 98411 22660

Our services go beyond



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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

Verified RealEstateTM

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

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