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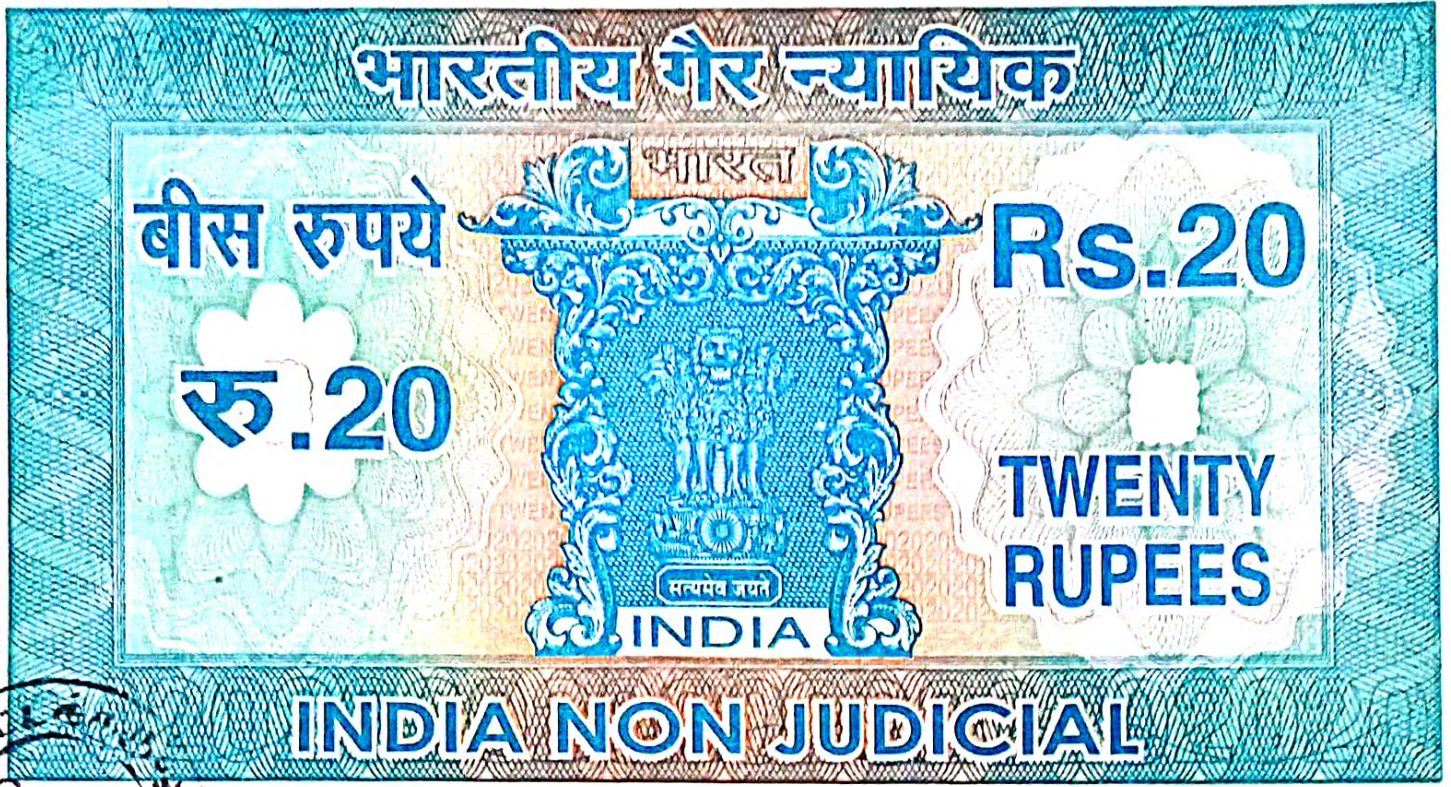
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தமிழ்நாடு தமில்நாடு TAMIL NADU

Nature Residences Development Private Limited

FORM -B

[See rule3(4)]

25AC 972749

**V. SARAVANAN**  
**STAMP VENDOR**

No. 227, Vanniyar Street,  
Padi, Chennai-600 050,  
Licence No. 1 / 2010 / Padi

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/s. Natureresidences Development Private Limited, Promoter of the proposed construction of Residential building consist of Basement + Stilt Floor + 5 Floors with 185 dwelling units Including Club house and Gym in first floor at Ambattur – Vanagaram Road, Chennai -600 058. comprised in Old S.No.132 (Part) and 139 (Part) T.S.No.15/2-2, 15/4-2-2, 15/4-1, Block No.22 of Athipattu Village within the limit of Greater Chennai Corporation. Tamil Nadu.

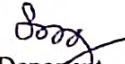
We M/s. Natureresidences Development Private Limited, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title to the land on which the development of the project is proposed.



*[Handwritten signature]*

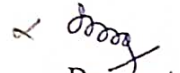
2. That the said land is free from all encumbrances. including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by promoter is 31.12.2027
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

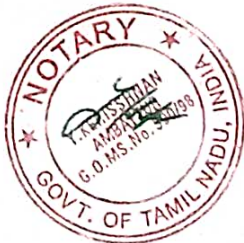
  
Deponent

**Verification**

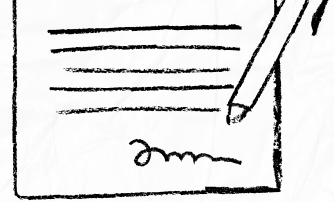
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this 12<sup>th</sup> day of March 2024.

  
Deponent



  
Y. KERISHNAN, B.A.; L.L.B.,  
ADVOCATE & NOTARY PUBLIC  
No: 336, T.I.C. Road,  
Ambattur, Chennai-600 053



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.



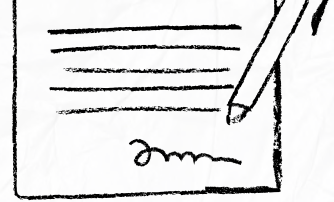
### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

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



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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



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

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