



4 JUL 2025

N M Promoters
Chennai

ED 389896

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

[See rule 3(4)]

Affidavit cum Declaration

For N.M. PROMOTERS

M. Anand Seshadri
Authorised Signatory

Hummuree Gangsh. P. Mihw Py
 Vth e P. Nardar Sakuf M. Sun
 Vddyur Dhana tu ~~Thy~~
 C. Vsha Reini Anz UINDIV

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

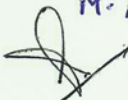
1. That promoter has a legal title to the land on which the development of the project is proposed
OR
Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement who possess a legal title to the land on which the development of the proposed project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

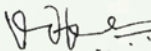
2. That the said land is free from all encumbrances.
OR
Possess such encumbrances as Promoter including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by Landowner/ promoter is December 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. 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. Anand Sathiah

Authorised Signatory

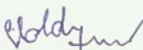
 P. Narada Sathiah

Mihir Singh

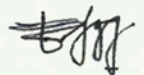


P. Narada Sathiah

M. Anand Sathiah



Dhanu Kumar



C. Usha Rani

Anand Sathiah

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 the project.
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 the Act.
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



M. And Seshiah

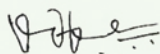
Authorised Signatory

Deponent



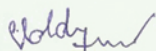
P. Narayan Sankar

M. And Seshiah

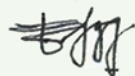


C. Visha Rani





M. And Seshiah





M. And Seshiah



~~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
Chennai-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, Alandur Taluk, Kancheepuram District.

Ref No: **TN/01/BUILDING/0021/2018 dated 12/01/2018**

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, Alandur Taluk, 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 dated 12/01/2018** 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)



P. Navasakthi

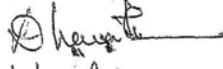


Karthikeyan & M Swathi

(Flat No T10)

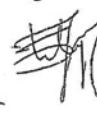


M.R. Dhanaraj & Anitha Dhanaraj (Flat No S4)



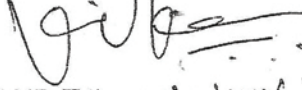
Melvin Victor & Sherly

(Flat No S10)



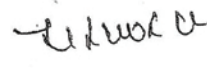
Vinod. Kumar

(Flat No S1)



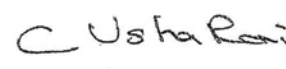
M.Chokanathan

(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