Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Online Application No: TNRERA/PLI/0029/2024

dated 27.12.2021



FORM 'A'

[See rule 8(2)]

APPLICATION FOR REGISTRATION OF PROJECT

(BUILDING - INDIVIDUAL)

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY 7489 26 NOV 2021 CHENNAI-8 wdg

STEP 1 PROMOTER DETAILS | STEP 2 PROJECT DETAILS | STEP 3 UPLOAD DOCUMENTS | STEP 4 PAYMENT & CONFIRMATION

Promoter Details

| | | | |
|---|---|---|---|
| Name | EZHIL MARAN K | Father's Name * | KARUPPAIAH |
| Occupation * | REAL ESTATE | Email ID * | maranrealty@gmail.com |
| Website Address | Website Address | Mobile No. 1 * | 9443157360 |
| Mobile No. 2 | 9994573500 | Landline No. | Landline No |
| Aadhar No. | Aadhar No | PAN Card No. | AAEPE5443R |
| Flat No. | Flat No | Door No. | 39 |
| Plot No. | Plot No | Floor, Street/Road Name * | 8th street,anna nagar/villar road |
| Village | Village | City/Town * | Thanjavur |
| State * | Tamil Nadu | District * | Thanjavur |
| Mobile No. 2 | 9994573500 | Landline No. | Landline No |
| Aadhar No. | Aadhar No | PAN Card No. | AAEPE5443R |
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| State | Tamil Nadu | District * | Thanjavur |

FORM 'A'

[See rule 3(2)]

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(BUILDING - INDIVIDUAL)

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## Promoter Detail

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| Village | Village | City/Town* | Thanjavur |
| State * | Tamil Nadu | District* | Thanjavur |
| Taluk | Thanjavur | Pincode* | 613006 |
| Photograph * |  | | |

## Financial Indicators(Rs in Lakhs)

| | | | |
|---|---|---|---|
| Net Worth(Total Assets Less Liabilities) | Networth(Total Assets Liabilities) | Taxes Paid - IT (GST/ST) | Taxes Paid - IT (GST/ST) |
| Total Sales | Total Sales | Net Profit / Loss | Net Profit / Loss |

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TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
[TAMIL NADU, ANDAMAN AND NICOBAR ISLANDS]

Project Scrutiny

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

(BUILDING (INDIVIDUAL))

STEP 1 PROMOTER DETAILS | STEP 2 PROJECT DETAILS | STEP 3 UPLOAD DOCUMENTS | STEP 4 PAYMENT & CONFIRMATION

Proposed Project Detail

Project Name * RUKMANI GARDEN

Project Details * RUKMANI GARDEN

Project Status * Completed

Survey No. 209/36

New Survey No. 209/36A

Old Survey No. 209/5

T.S. No. T.S. No.

R.S. No. R.S. No.

Block No. Block No.

Ward No. Ward No.

Door No. Door No.

Plot No. Plot No.

Floor, Street/Road Name * nanjikottai road

Village nanjikottai road

City/Town * thanjavur

Taluk thanjavur

State * Tamil Nadu

District * Thanjavur

Pincode * 613006

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## Details

| | | | |
|---|---|---|---|
| ed By * | thanjavur local planning authority | PP Issued in the name of * | RUKMANI GARDEN |
| PP Approval Letter No. * | 3992/2021 | PP Approval Date * | 01/09/2021 |
| Permission Issued by Local Body * | thanjavur local planning authority | | |
| Local Body Approval Letter No. * | 15/2021 | Local Body Approval Letter Date * | 01/09/2021 |

## NOCs / Clearance / Compliance

Clearance NOC: DF&RS — Upload

| | | | |
|---|---|---|---|
| Total Layout Area | 2874 | Road Area Gifted * | 904.28 |
| OSR Gifted * | 217.71 | Public Purpose Gifted (TANGETCO / Local body) * | 10.22 |
| Ews Area * | 0 | Unsold Plottable Area (Sq.m) * | 0 |
| Net Area (Area For Registration) * | 1741.79 | | |

GPS Coordinates *

10.7337468 — 79.1372419

Amenity Building Details as per Brochure/Prospectus/Agreement *

Gym
Children Play Area
Security Room
Multipurpose Hall
Others

Others *

[Note : The above Structures to be Handed Over to the Association of Allottees)]

| | | | |
|---|---|---|---|
| Development Completion Date * | Development Completion Date | | |
| Land Cost(Market Value) * | 6206264 | Development Cost * | 1781840 |
| Other Cost(Market Value) * | 407560 | Total Project Cost * | 8395664 |

Ownership Document * View Document

## Development Works

Solid Waste Disposal (Internal arrangement Document)*

Water Supply Source *
Bore Water
Well Water
Corporation Supply
Municipality Supply

Sewage Disposal by (Collected from Apartments, Villas & Commercial Establishment)*
Septic Tank

Internal Roads
Black Topped
Concrete
Pavement Blocks
others

Others
Others

## Project Bank Details

Bank Name
City Union Bank

Branch Name *
Thanjavur

Account No. *
510909010174936

Bank Certificate*

State *
Tamil Nadu

District *
Thanjavur

## Details of Real Estate Agent involved in this Project, If Any

Agent Name *
Agent Name

Email ID *
Email ID

Mobile No. 1 *
Mobile No 1

Mobile No. 2
Mobile No 2

Address *
Address

Year Of Registration as Real Estate Agent*
Year Of Registration as Real Estate Agent

RERA Registration Number
RERA Registration Number

License Valid Upto*
License Valid Upto

Save Clear

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.