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RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU DT 338544

5.3.2024 D. சரவணமாணிக்கம்
பெருமாநல்லூர்

R. ரங்கநாதன்
முத்திரைத்தாள் விற்பனையாளர்
பெருமாநல்லூர், திருப்பூர்
உரிமம் எண் : 4639/B1/2011/TRP

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum DeclarationofMr. **D.Saravanamanickem**promoter of the proposed project**SRI RAM GARDEN EXTENSION**Comprised**Plot Nos: 1 to 27 (Total 27 Plots)**in survey number: 67/3B and 65/6Cof Eativeerampalayam Village, Avinashi Taluk, Tiruppur District;

D. Saravanamanickem

I,**D.Saravanamanickem**promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I / promoter have / has a legal title to the land on which the development of the project isproposed

   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/promoteris**completed.**

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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

6. That I / 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 theproject.

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

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

D Sara Manley

9. That I / 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.

D Sarai Maurya

Deponent

Verification

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

Verified byme at4th onthis Marchdayof 2024.

D Sarai Maurya

Deponent

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: **Survey nos67/3B and 65/6Cof Eativeerampalayam Village, Tiruppur Corporation, Avinashi Taluk, Tiruppur District**

Date: **04-Mar-2024**

D.Saravanamanickem (Name of the Promoter)

No. 1/146 Gandhinagar Backsaide,Perumanallur, Avinashi, Tiruppur- 641666 (Address of the Promoter)

Subject: Certificate for **SRI RAM GARDEN EXTENSION** (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, **Er. P. Balaji** (name of the Architect/ Licensed Surveyor) having License No. **RGN No: RE307202022** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification ofdevelopment of work done at **SRI RAM GARDEN EXTENSION** (name of the project) situated on the Plot bearing Survey no. **67/3B and 65/6C**demarcated by its boundaries (latitude and longitude of the end points) **S.No. 67/4** to theNorth **S.No. 69** to the South **S.No. 67/3A** to the East **S.No. 65/3D** to the West of Division **Eativeerampalayam** Village **Avinashi** Taluk **Tiruppur** District . Measuring **6114 sq.m..** Beingdeveloped by **D.Saravanamanickem** (Name of the Promoter).

Assistant Director, Town and Country Planning Department, Tiruppur has been approved the Layout approval vide **ROC No. FWEK6539/2023/TCPDate: 02/12/2023. SWP/DTCP/Tiruppur/LAYOUT Approval No.307/2023.**

EativeerampalayamPanchayat President has approved the final Layout approval, இ.ம.அ.எண். 02/இ.உ./2024 date:24.01.2024.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-DivisionProject, I certify that as on date of this certificate, the project has been developed and completed in all respects as perthe Plotting layout plan sanctioned by **DTCP ,Tiruppur** (Name of the sanctioned authority) vide Planning PermissionNo. **Na. Ka. No : 2919/2020 E.D.-4** dated **12-08-2021** including all amenities and facilities as committed by the promoter tothe allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RGN No: RE307202022**)

Enclosed:

Photographs of all sides of site

GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. Balaji P** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.,)** with minimum of **3 years** experience in the relevant field.

The Registration No. is **RE307202022** dated **17.06.2022** It is informed herewith to comply with the scope of work, duties and responsibilities as prescribed by the Government of Tamil Nadu in Part – V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MA&WS (MA1) Dept. dated 04.02.2019. and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept. dated 31.01.2020.

This Registration is valid upto **.16.06.2027**



22/06/2022

Superintending Engineer (Electrical)
Greater Chennai Corporation.

RGN No: RE307202022
Dated :17.06.2022

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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Chennai 600 097, India
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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.