Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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

DIGITALLY VERIFIED RECORD

File No: TNRERA/2433/2020

# TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
## REGISTRATION CERTIFICATE OF PROJECT
## FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

**TN/13/Layout/0109/2020, dated 07.07.2020**

**PROJECT NAME : "--"**

**Project Details & Address:**
Layout of house sites comprised in S. No. 115A/32B of Pillaiyarpatti Village & Panchayat, Thanjavur Taluk, Thanjavur District. Total No of Plots. 87, Total No. of Regular Plots 55, EWS Plots 32 + One shop site. Technical sanction was accorded by the Member-Secretary, (i/c). Thanjavur LPA, Vide Letter No. 1558/2015/TLPA, dated 30.05.2018 and the Layout permission was issued by the Special Officer/Pillaiyarpatti Panchayat, BDO(VP), Thanjavur Vide Letter No. 5901/2018/B2, dated 15.02.2019.

**Applicant :**
**Executive Engineer &**
**Administrative Officer,**
TNHB, Thanjavur Housing Unit,
New Housing Unit,
**THANJAVUR - 613 005.**

2 This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;
(ii) The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Act;
(iii) The registration shall be valid till **SEPTEMBER'2020** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.
(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
(iv) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
(vi) This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

P.T.O.

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**Project Bank Details:**

Bank Name & Branch: **CANARA BANK**
South Rampart Branch,
Thanjavur.

Account Number : **6340 1010 0013 75**

Dated: 07.07.2020
Place: Chennai-8

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Additional Director
(Operation),
TNRERA, Chennai-8.

08/7/2020

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
TNRERA
CHENNAI

ADVERTISEMENT IN ANY FORM SHOULD CONTAIN RERA REGISTRATION NUMBER AND WEBSITE ADDRESS OF THIS AUTHORITY (www.tnrera.in)

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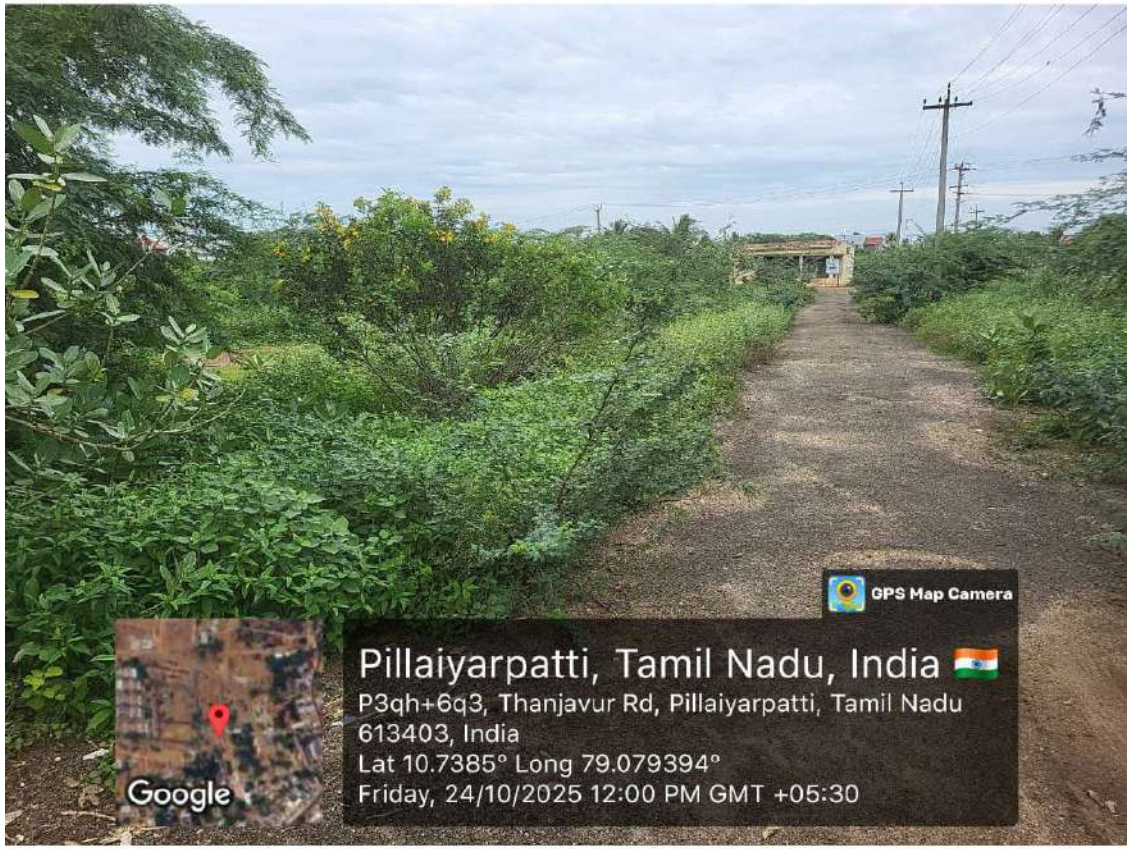


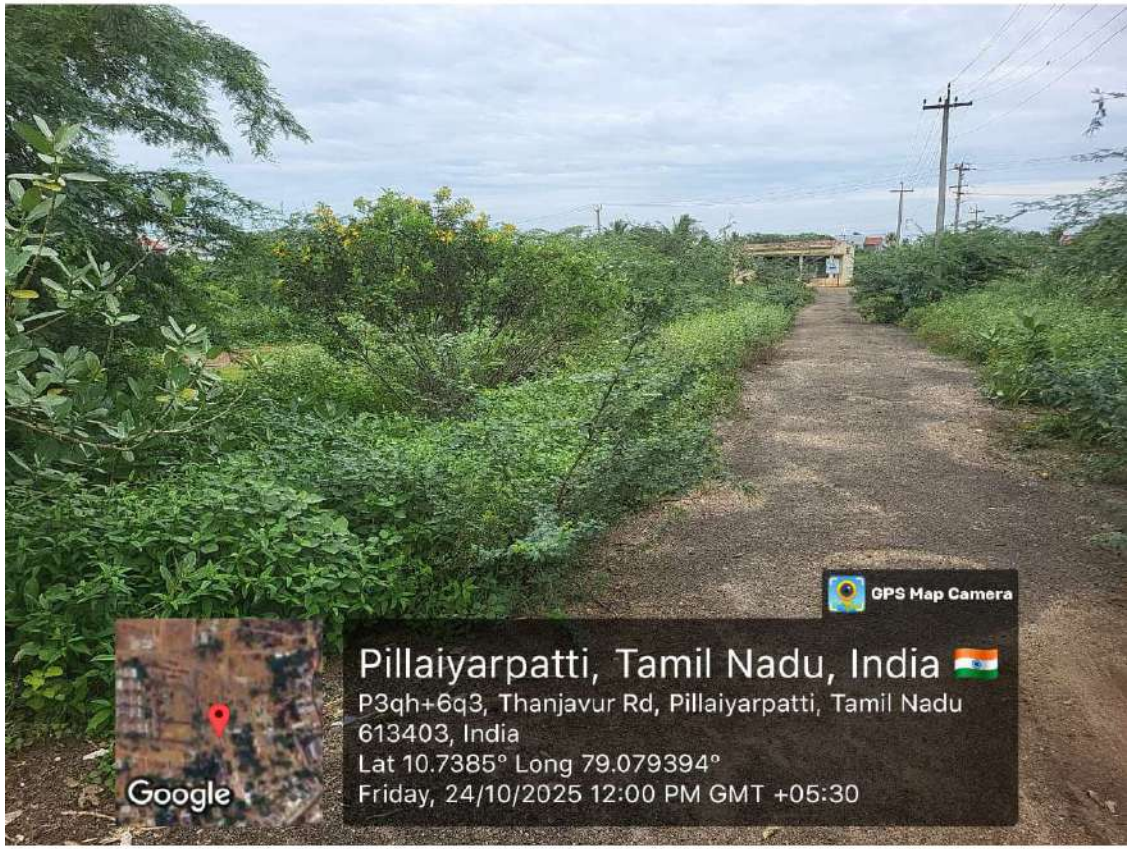




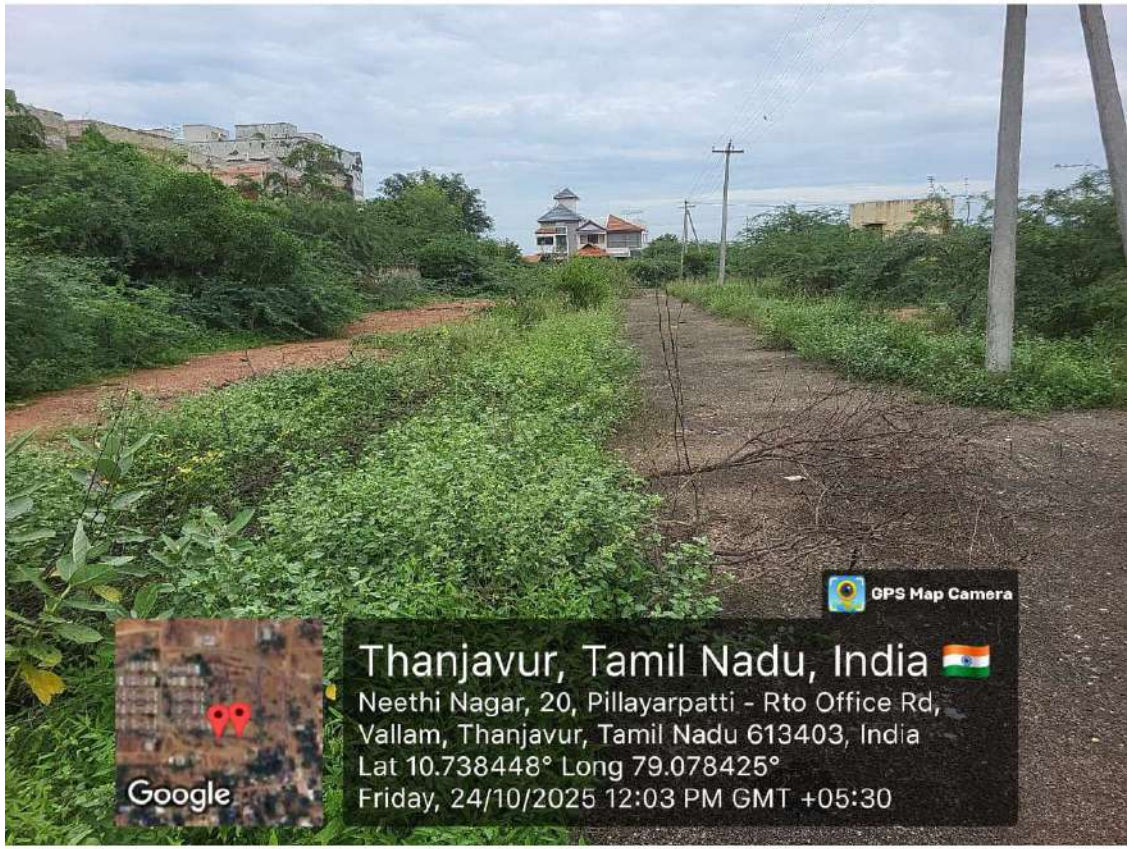





GPS Map Camera
Pillaiyarpatti, Tamil Nadu, India
P3qh+6q3, Thanjavur Rd, Pillaiyarpatti, Tamil Nadu 613403, India
Lat 10.7385° Long 79.079394°
Friday, 24/10/2025 12:00 PM GMT +05:30
Google


GPS Map Camera
Pillaiyarpatti, Tamil Nadu, India
P3qh+6q3, Thanjavur Rd, Pillaiyarpatti, Tamil Nadu 613403, India
Lat 10.7385° Long 79.079394°
Friday, 24/10/2025 12:00 PM GMT +05:30
Google


GPS Map Camera
Thanjavur, Tamil Nadu, India
, Tamil Nadu 613403, India, Thanjavur, Tamil Nadu 613403, India
Lat 10.738432° Long 79.078972°
Friday, 24/10/2025 12:01 PM GMT +05:30
Google


GPS Map Camera
Thanjavur, Tamil Nadu, India
Neethi Nagar, 20, Pillayarpatti - Rto Office Rd,
Vallam, Thanjavur, Tamil Nadu 613403, India
Lat 10.738448° Long 79.078425°
Friday, 24/10/2025 12:03 PM GMT +05:30
Google

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.