Verified RealEstate™

RE REGULATORY RECORD

RERA Document

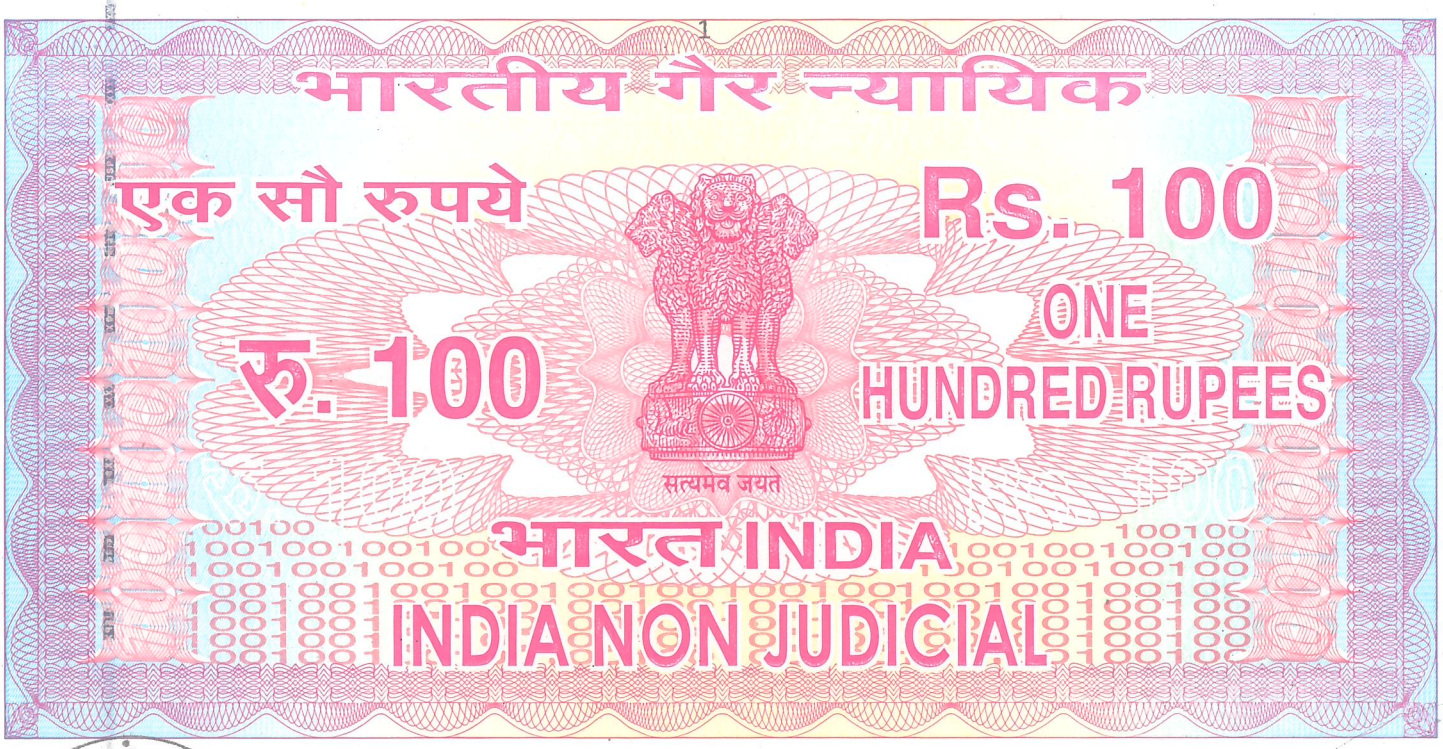
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

25 SEP 2024

DH 157181

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

ஜூலை 19-2024 சென்னை-600035

M/s. Royal Land & Developers Pvt Ltd
Chennai

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

a) Affidavit cum Declaration of **M/s.Patron First Choice Developers Pvt Ltd, M/s.Royal Land & Developers Pvt Ltd,** and **M/s.Prospera Industries Pvt Ltd** represented by its Director **Vikram Kumar Bagmar** of the project Layout of House Site in Survey No.**80/1E1, 1E2 & 1E3** Vide CMDA Layout Approval No. **P.P.D/ L.O No.141/2024** at **RLD MERLION PHASE - II, Noombal Village, Poonamallee Taluk & Tiruvallur District, Thiruverkadu Municipality**.

We, **M/s.Patron First Choice Developers Pvt Ltd, M/s.Royal Land & Developers Pvt Ltd,** and **M/s.Prospera Industries Pvt Ltd** represented by its Director **Vikram Kumar Bagmar** as promoter of the project do hereby solemnly declare, undertake and state as under:

1. That we, **M/s.Patron First Choice Developers Pvt Ltd, M/s.Royal Land & Developers Pvt Ltd,** and **M/s.Prospera Industries Pvt Ltd** represented by its Director **Vikram Kumar Bagmar** has a legal title to the land on which the development of the project is proposed.

For PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
Director

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed – **Completed Project**

4. That seventy percent of the amounts realised by me 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, 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 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 I shall take all the pending approvals on time, from the competent authorities.

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I 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 PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
Director

Deponent

Verification

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

Verified by me at **25TH** on this **SEPTEMBER** day of **2024**.

For PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
Director

Deponent

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.