

RE

REGULATORY RECORD

RERA Document

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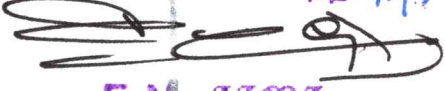


தமிழ்நாடு தமில்நாடு TAMIL NADU

நீ 20.0
00AC 185909

தமிழ்நாடு
உ.எண் : 25629 தேதி 14.7.2022

V. பிரபாகரன்
ஆலாநீதுறை


E.N. ராஜா
முத்திரைத்தாள் விற்பனையாளர்
உ.எண் 8 / 2008 / TUP
கூலார்

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr/Ms. N.Balakrishnan, V.Prabakaran, M.Natarajan, G.Kumaravel, M.Thatchinamurthy (GPA Agent), Boobathi selvakumar (GPA Agent) a promoter of the proposed project "KADAMPADI CENTRAL PARK PHASE-I" S.F.No:257/3A, 257/3B, 257/4, Kadampadi Village & Panchayat, Sulur Panchayat Union, Sulur Taluk, Coimbatore Dist.

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

1. That We promoter has a legal title to the land on which the development of the project is proposed 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.

1. Natarajan

3. K. Natarajan

5. A. Natarajan

2. V. Prabakaran

4. G. Kumaravel

6. M. Thatchinamurthy

2. That the said land is free from all encumbrances.
3. The project is 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That We 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 the project.
7. That We promoter shall take all the pending approvals on time, from the competent authorities.
8. That We promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We 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.

Deponent

1. N. M. Sankar

2. V. P. Sankar

3. K. M. Sankar

4. G. S. Sankar

5. M. S. Sankar

6. S. S. Sankar

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 Coimbatore on this 10th day of January-2026.

1. 

4. 

2. 

5. 

3. 

6. 

Deponent

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: KADAMPADI CENTRAL PARK PHASE-I, S.F.NO: 257/3A, 257/3B, 257/4,
KADAMPADI VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK,
COIMBATORE DIST.

Date: 10.01.2026

1. N.BALAKRISHNAN, 2.V.PRABAKARAN, 3.M.NATARAJAN, 4.G.KUMARAVEL,
5.M.THATCHINAMURTHY(GPA AGENT), 6.BOOBATHI SELVAKUMAR(GPA AGENT) (Name of the Promoter)

8/32, VENKATRAYA GOUNDER STREET, KANNAMPALAYAM, SULUR(TK), COIMBATORE-641402. Address of the Promoter)

Subject: Certificate for KADAMPADI CENTRAL PARK PHASE-I (Name of the project)

Ref: APPLIED (TNRERA Registration Number)

Sir,

I, T.DINESHKUMAR (name of the Architect/ Licensed Surveyor) having Council of Architecture Registration No. CA/2017/80991 and DTCP License No. Coimbatore LPA/RA/GR-I/006/2024, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at KADAMPADI CENTRAL PARK PHASE-I (name of the project) situated on the Plot bearing Survey no./Plot no. S.F.NO: 257/3A, 257/3B, 257/4 demarcated by its boundaries (latitude and longitude, of the end points) 11.038920, 77.167319 to the North 11.037170, 77.167263 to the South 11.038079, 77.167544 to the East 11.038182, 77.166958 to the West of Village KADAMPADI Taluk SULUR District COIMBATORE measuring 12850.00 sq.mts. Being developed by 1. N.BALAKRISHNAN, 2.V.PRABAKARAN, 3.M.NATARAJAN, 4.G.KUMARAVEL, 5.M.THATCHINAMURTHY (GPA AGENT), 6.BOOBATHI SELVAKUMAR(GPA AGENT) (Name of the Promoter).

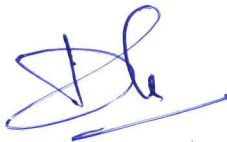
Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by LPA COIMBATORE (Name of the sanctioned authority) vide Planning Permission No. L.P/CLPA.NO:370/2024 dated 04.07.2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Council of Architecture Registration No. CA/2017/80991 and DTCP License No. Coimbatore LPA/RA/GR-I/006/2024)

Enclosed:

Photographs of all sides of site



Ar.T.DINESH KUMAR.M.Arch
Registered Architect Grade-I (RA)
CA/2017/80991

Reg No: Coimbatore LPA/RA/GR-I/006/2024



GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

DISTRICT TOWN & COUNTRY PLANNING OFFICE, COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**T.DINESH KUMAR** has enrolled as **Engineer Grade –I(RA)** with District Town and country Planning, Coimbatore who has the qualification of **M.E (Architectural Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/RA/GR-I/006/2024** on **01.08.2024**. He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu in part V, "Registration of Professionals " ,Tamil Nadu Combined Development and Building Rules ,2019 approved vide G.O (Ms) No .18 MAWS (MA1) Dept.Dated 04.02.20219

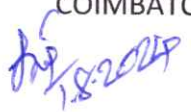
This Registration Certificate is valid upto **31.07.2029**




JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY PLANNING,

COIMBATORE


18.8.2024

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

