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

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

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 22/01/2025

Applicant Name : R YUVARAJ AND J KALA JAYASEELAN

Application No : 9ETJ68CQ

Fees Type : Scrutiny Fees

Receipt Number : 2025012236716

Transaction ID : 0419054676015

Purpose

S.No	Description	Amount
1	Scrutiny Fees	14922

Amount In Words : Rupees Fourteen Thousand Nine Hundred Twenty Two Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 29/03/2025

Applicant Name : R YUVARAJ AND J KALA JAYASEELAN

Application No : 9ETJ68CQ

Fees Type : Osra Fees

Receipt Number : 2025032936716

Transaction ID : 0600149924346

Purpose

S.No	Description	Amount
1	Osra Fees	1330328

Amount In Words : Rupees Thirteen Lakh Thirty Thousand Three Hundred Twenty Eight Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	R YUVARAJ AND J KALA JAYASEELAN	Payment Generated	:	01/04/2025
Application No	:	9ETJ68CQ	Payment Completed	:	07/04/2025
Fees Type	:	Demand Fees			
Receipt Number	:	2025040736716			
Transaction ID	:	5212282303627			

Demand Details:

S.No	Description	Amount
1	Centage Charges	16500.00
2	SubDivision Charges	22000.00
3	Development Charges	19880.00

Total Amount : 58380

Amount In Words : Rupees Fifty Eight Thousand Three Hundred Eighty Only

With Regards,
DTCP

பொது மற்றும் மறுவாழ்வுத் துறை
முன்னாள் படைவீரர் நலத்துறை, தமிழ்நாடு அரசு
Public and Rehabilitation Department
Department of Ex-Servicemen's Welfare, Govt of Tamil Nadu
Armed Forces Flag Day Fund

Armed Forces Flag Day 2024
(December 7th 2024 - December 6th 2025)
Donation Receipt

Date: **05/04/2025**	Receipt No: **FD/FUND/1040419**	Acknowledgment Ref.No: **FL13952096637**
Received with thanks from,		

Name of Donor	**R YUVARAJ AND J KALA JAYASEELAN**
Mobile No	**9944302754**
Email Id	**ayyappaass23@gmail.com**

Payment Mode	**Online**
Bank Ref.No	**IP250953699572**
Referred By	**EE Town , Country Planning, Salem**

Transaction Amount	**₹ 5000.00**

Download Certificate

Donation to Armed Forces Flag Day Fund is Exempted under Section 80G(5) (vi) of IT Act 1961,

Unique Registration No.F.No.197/144/2006-ITA-1/80G

PAN No.AAATT3614P.

This is computer generated e receipt no signature required.

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 09/01/2026

Applicant Name : R YUVARAJ AND J KALA JAYASEELAN

Application No : 9ETJ68CQ

Fees Type : **Demand Fees**

Receipt Number : 2026010936716

Transaction ID : 11000344143252

Purpose

S.No	Description	Amount
1	Scrutiny Fees	20000.00
2	Inspection Fees	51000.00
3	Vacant Land Tax	189600.00
4	Centage Charges	41200.00
5	Library Cess	18960.00
6	Street Light	0.00
7	Storm Water drain	0.00

With Regards,
DTCP

S.No	Description	Amount
8	Road	0.00
9	Water Supply	0.00
10	other Charges	305500.00

Total Amount : 626260

Amount In Words : Rupees Six Lakh Twenty Six Thousand Two Hundred Sixty Only

With Regards,
DTCP

A/C PAYEE

Karur Vysya Bank

दि करुर वैश्य बैंक लिमिटेड THE KARUR VYSYA BANK LIMITED Valid for three months from the date of issue

DEMAND DRAFT

SALEM - ALAGAPURAM, 269-A, BHARATHI STREET, ALAGAPURAM,
SALEM, TAMIL NADU - 636004
IFSC Code : KVBL0001246

0 5 0 1 2 0 2 5

D D M M Y Y Y Y

HONORARY SECRETARY DISTRICT TB ASSOCIATION SALEM

ON DEMAND PAY
माँगे जाने पर

Three Thousand Only

OR ORDER / या उनके आदेश पर

RUPEES
रुपये

अदा करें For Value Received

₹ **********3000.00

012463109524

DD Sr. No.

Purchaser Name: V RAVISANKAR

THE KARUR VYSYA BANK LTD 1246 SALEM-1 ALAGAPURAM

प्रोधकृत हस्ताक्षरकर्ता
AUTHORISED SIGNATORY

प्रोधकृत हस्ताक्षरकर्ता
AUTHORISED SIGNATORY

Please sign above

SALEM MAIN
अदाकर्ता शाखा / DRAWEE BRANCH

एच OT
दह TT
एला OL
दला TL

9 8 7 6 5 4 3 2 1

Manipal Technologies Limited - Manipal /CTS-2010

⑈787143⑈ 636053004⑆ 004875⑈ 16

PROJECTS COST

Project cost for the layout project **"PONNI AISHWARYAM" S.F.No: 376/3, 376/4B1A, 376/4B1B** And **376/4B1C** in Kadayampatty Town Panchayat, Kadayampatty South Village, Kadayampatty Taluk, Salem District, Tamilnadu.

• Land cost	-	01,70,37,000.00
• Development & Fees paid Charges	-	20,37,890.00
• Site Development charges	-	40,12,000.00
Total Project Cost	-	02,30,86,890.00

Signature of Applicant

S.No.	Description	Area in sqm
1	Total Land Area	9935.0
2	Road	2515.970
3	Park	-
4	Sold Plot Area	
5	TNEB	42.09
6	Local Body	39.04
7	EWS Plot	-
	Plottable area excluding gift deed area & EWS plot	**7337.9**

TNRERA REGISTRATION FEES CALCULATION				
S.No.	**Description**	**Area in sqm**	**Rate per sqm**	**Amount**
1.	Total Land Area	9935.0	5	49675
			Rounded off to Rs. 49680.00/-	

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.