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RE REGULATORY RECORD

RERA Document

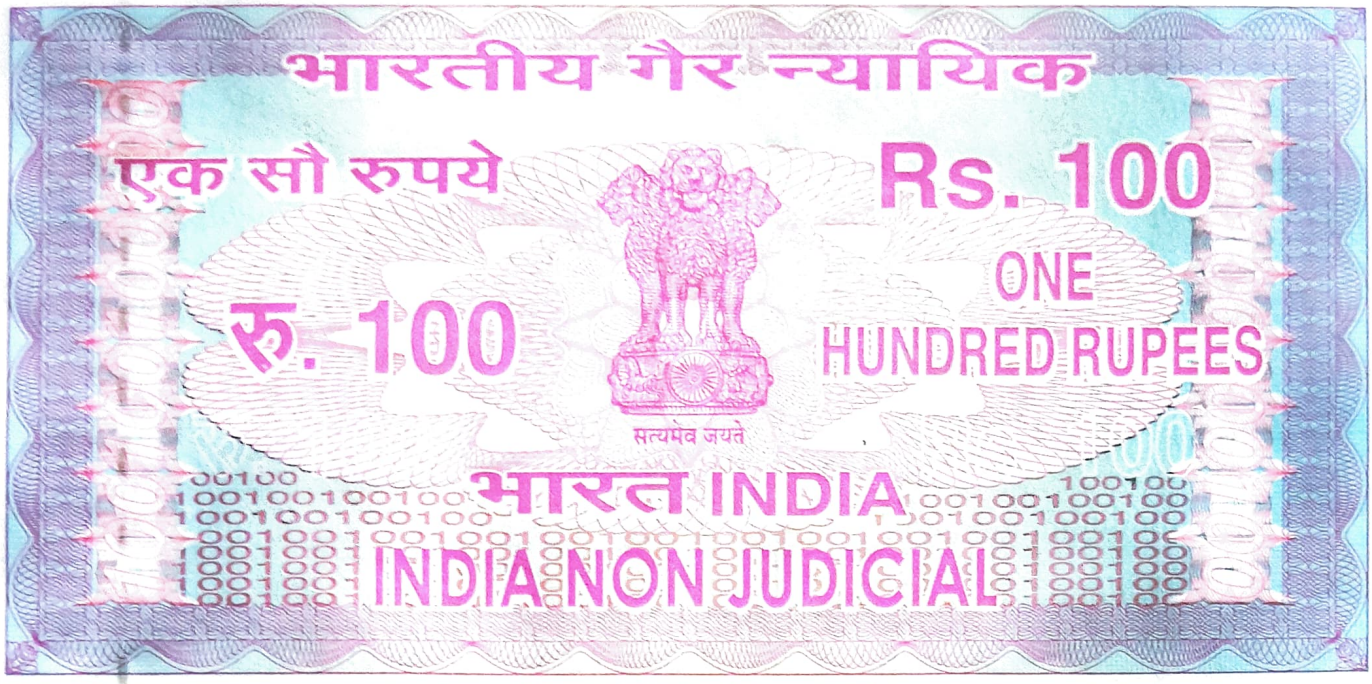
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU Rs-100/- FL 798905

ஆர். பழனியப்பன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 36/2008, ஈரோடு
கங்காநகர்
காங்கயம், தமிழ்நாடு.

01.10.2026
N.K. Senthilvel
Erode.

DECLARATION CUM INDEMNITY

M S MATHIVANAN, PAN No. ACQM0326H, Aadhar No. 3766 9851 5287, aged about 70 years, son of SUBRAMANIAM, residing at Old No. 40, New No. 85, Main Road, R A Puram, Raja Annamalaipuram, Chennai. Tamil Nadu – 600028;

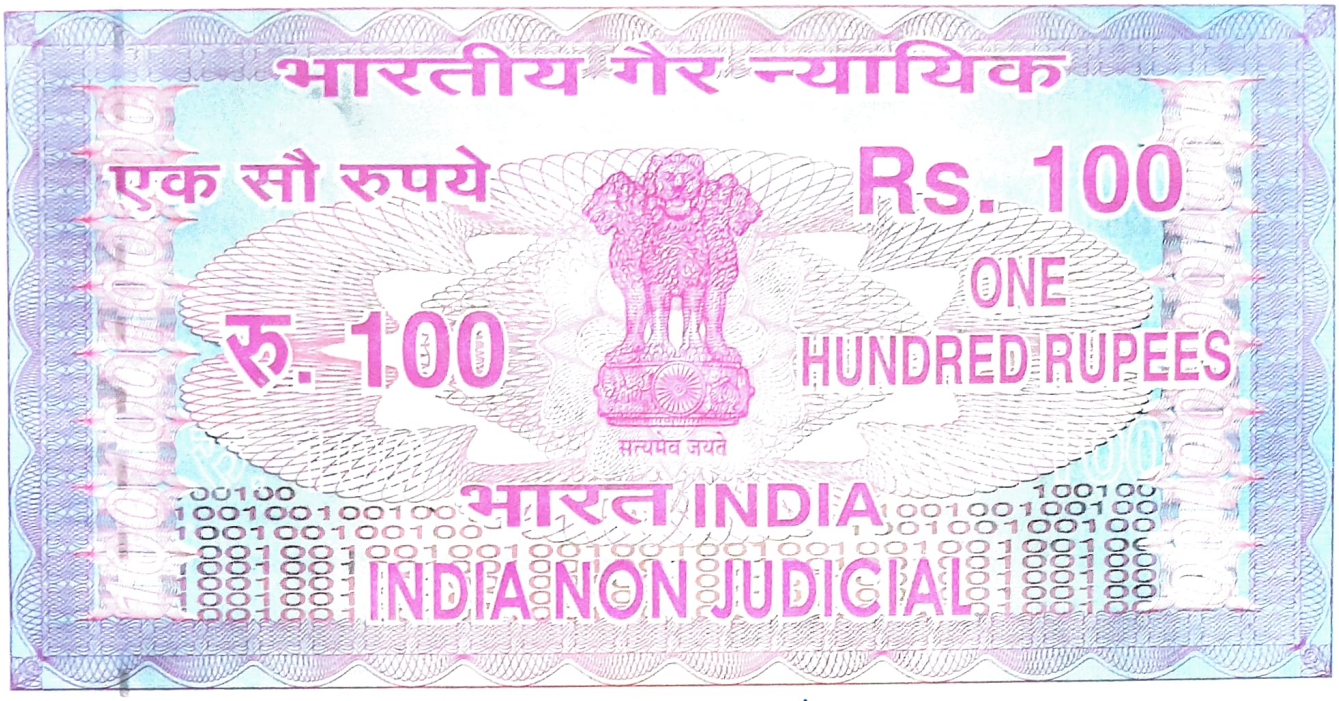
INDARJITH MATHIVANAN, PAN No. AEIPI550B, Aadhar No. 5198 5360 5708, aged about 45 years, son of MATHIVANAN MARICHETTIAR, residing at Old No. 40, New No. 85, Main Road, R A Puram, Raja Annamalaipuram, Chennai. Tamil Nadu – 600028

P E ESWAR, PAN No. AAFPE2580C, Aadhar No. 2314 7982 0718, aged about 44 years, son of ELANGO, residing at No. 117/91, Kalaimagal Street, Kumarapalayam, Tiruchengode, Namakkal. Tamil Nadu – 638183

P E PURUSHOTHAMAN, PAN No. AJMPP1129L, Aadhar No. 6514 5317 2309, aged about 43 years, son of ELANGO, residing at No. 117/91, Kalaimagal Street, Kumarapalayam, Tiruchengode, Namakkal. Tamil Nadu – 638183

M S K PURUSHOTHAMAN, PAN No. AJZPP5814F, Aadhar No. 9646 4550 4513, aged about 47 years, son of M S KUMANAN, residing at Kalaimagal Street, Kumarapalayam, Tiruchengode, Namakkal. Tamil Nadu – 638183

M S K CHAKRAVARTHI, PAN No. APUPC7926E, Aadhar No. 8150 4398 9380, aged about 45 years, son of M S KUMANAN, residing at Kalaimagal Street, Kumarapalayam, Tiruchengode, Namakkal. Tamil Nadu – 638183



தமிழ்நாடு तमिलनाडु TAMILNADU Rs-100/- FL 798904

ஆர். பழனியப்பன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் என்: 36/2008, ஈரோடு
கங்காநகர்
சுவஸ்தியம் தமிழ்நாடு.

01.10.2026
N.K. Senthilvel
Erode.

Hereinafter jointly referred to as the "**Land Owner(s)**", which term, wherever the context requires or permits, shall mean wherever the context so requires or permits, mean and include himself, his respective legal heirs, executors, administrators, legal representatives and permitted assigns OF THE ONE PART;

AND

N K SENTHILVEL, (PAN No. CFLPS4196B) residing at No. 3E, Perumalmalai, R N Pudhur, Erode District. Tamil Nadu – 638005 (here in after referred to as the "**POWER HOLDER**", which term, wherever the context requires or permits, shall mean and include it's successors in title and assigns OF THE OTHER PART)

We "Land Owner, The One Part" and "Power Holder, The Other Part" are promoting the Project "**Sasti Mountain Smart city**", Tamil Nadu Real Estate Regulatory authority (TNRERA) application No. TNRERA/APPL/PLI/5859/2026 and WE DO HEREBY SOLEMNLY AFFIRM AND STATE AS FOLLOWS:

The proposed layout Project known as " **Sasti Mountain Smart city** ", is situated at S.F. No. 497/1B, and Natham S.F.NO.67/8B, Chikkadasampalayam Village & Panchayat, Mettupalayam Taluk, Coimbatore district and proposed to be registered with Tamil Nadu Real Estate Regulatory Authority (TNRERA) under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

We state that the above said Layout Project comprises land in Chikkadasampalayam Village, measuring an extend of 6.55 acres and is developed as per the layout plan issued by DTCP vide letter 89/2026 dated 14-05-2026.

We hereby Solemnly affirm and undertake that the development work for entire layout area is Completed, in accordance with the above DTCP approval.

We jointly hereby undertake and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, cost, expenses, actions, proceedings and consequences that may arise due to non-fulfilment of the conditions stipulated by DTCP vide the aforesaid DTCP letter 89/2026 dated 14-05-2026.

Signature of the Deponent

VERIFICATION

We, **M S MATHIVANAN**, PAN No. ACQM0326H, Aadhar No. 3766 9851 5287, **INDARJITH MATHIVANAN**, PAN No. AEIPI550B, Aadhar No. 5198 5360 5708, **P E ESWAR**, PAN No. AAFPE2580C, Aadhar No. 2314 7982 0718, **P E PURUSHOTHAMAN**, PAN No. AJMPP1129L, Aadhar No. 6514 5317 2309, **M S K PURUSHOTHAMAN**, PAN No. AJZPP5814F, Aadhar No. 9646 4550 4513, **M S K CHAKRAVARTHI** , PAN No. APUPC7926E, Aadhar No. 8150 4398 9380 the "Land Owner, The One Part" and **N K SENTHILVEL**, (PAN No. CFLPS4196B), "Power Holder, The Other Part" together do hereby verify that the contents of the above affidavit are true and correct to the best of our knowledge, belief and information.

Verified at Erode, on this 02-10-2026.

Signature of the 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.