Verified RealEstate™

RE REGULATORY RECORD

RERA Document

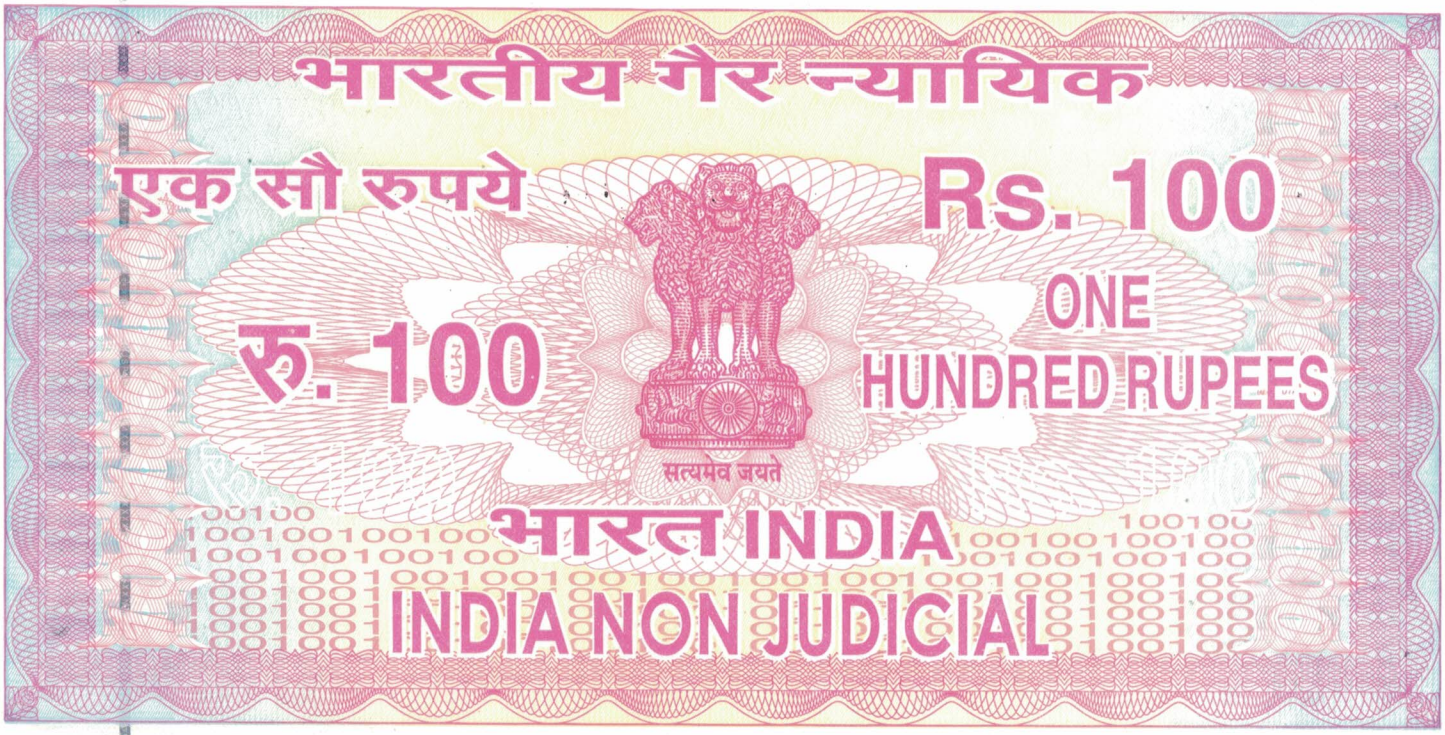
The document as the regulator published it, reproduced in full behind this page.

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



தமிழ்நாடு तमिलनाडु TAMILNADU Nishant Ranka Hosur

- 4 AUG 2026

DR 841692

S. NASARATHUNNISA
STAMP VENDOR
S.V.L. No. 3/2021/KGI
HOSUR - 635109. TAMILNADU

FORM "B"

[See rule 3 (3)]

Affidavit cum Declaration

Affidavit cum Declaration of 1.RAMESH REDDY, 2.M/s.DRA Realty Pvt.Ltd, 3.M/s.SEVAGANAPALLI LAND PARTNERS For Athorised person & Director. Represented by Mr.Nishant Ranka are the promoter of the proposed project Approved Layout at at **S.F.No. 158/1C9A, 158/1C9B, 166/1, 166/2B2, 166/3A, 166/3B, 166/3C,166/3D,166/3E1, 166/3E2, 166/3F, 167//2C, 167/2D, 167/1G, 168/1B, 176/1B2D, 176/2B4A, 177/1A1A,177/1A1B, Sevaganapalli Village And Panchayat, Hosur Taluk, Krishnagiri District.**

We Ramesh Reddy,M/s.DRA Realty Pvt.Ltd And M/s.SEVAGANAPALLI LAND PARTNERS, For Athorised Person & Director. Represented by Mr.Nishant Ranka are the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

For SEVAGANAPALLI LAND PARTNERS
Authorized Signatory

For DRA REALTY PRIVATE LIMITED
Director / Authorised Signatory

1. That we are the Promoter of the above-mentioned layout project and have applied for registration of the project under the provisions of the Real Estate (Regulation and Development) Act, 2016.

2. That the project is being registered as an Ongoing Project under TNRERA.

3. That all infrastructure and development works proposed in the approved layout plan wil substantially complete, including:

- Formation of Roads
- Black Top/Concrete Road Works
- Street Lighting Arrangements
- Electricity Distribution Infrastructure and Poles
- Drainage Facilities
- Water Supply Facilities
- Parks/Open Space Reservation Development, wherever applicable
- Other amenities as approved by the Competent Authority

That the time period within which the project shall be completed by 31.03.2027

4. That the development works have been executed in accordance with the approved layout plan and applicable regulations.

5. That any balance statutory requirements, if any, shall be completed within the time prescribed by the concerned authorities and TNRERA.

6. That we shall comply with all provisions of the Real Estate (Regulation and Development) Act, 2016, and the Rules and Regulations made thereunder.

7. That the information and documents submitted along with the application are true and correct to the best of my/our knowledge and belief.

8. That I/We undertake to comply with all directions and orders issued by the Tamil Nadu Real Estate Regulatory Authority from time to time.

9.That we shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Deponent

For SEVAGANAPALLI LAND PARTNERS

Authorized Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by my there from

Date: 04.08.2026

Deponent

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

For SEVAGANAPALLI LAND PARTNERS

Authorized Signatory

Witness:

1).

2).

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

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.