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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Date : 04.09.2025

From :

Sambhav Mehta (Land Owner)
S/o. Nileshkumar Mehta
1035, R G Street,
Coimbatore 641001.
(Mobile: 9994917003 E mail: swadeshiplyglass@yahoo.com)

To:

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1a, 1ST Floor, Gandhi Irwin Bridge Road,
Egmore,Chennai 600 008

Subject : No Objection for Bank Operations Project : AMBER

I am fully aware that the **M/s VAKAMAN DEVELOPERS INDIA PRIVATE LIMITED,** a Company, having its registered office at B-4, Balaji Castle, Third Floor, Father Randy Street, RS Puram, Coimbatore - 641002 represented by its Authorized Signatory **Mr. K. VASUDEVAN (PAN.AEBPV9456N)**, Son of Mr.R.Kuppuraj, residing at 85/50, West Periyasamy Road, Flat No.3A, Aureus Identity Apartment, R S Puram, Coimbatore 641002, herein after referred to as "Developer" , Developing following land which is owned by me.

Details of the Land

In Coimbatore Registration District, Coimbatore Sub Registration District, Coimbatore Taluk, Kumarapalayam village, within Coimbatore Corporation Limits,New T.S. No : 1991, Ward C (3), Block 27 ' duly approved by the Director of Town Planning in CNR No.15/1974 dated 25.03.1974 and by the Coimbatore Municipal Council under No.R.F.16/10161/1974 H9 dated 12.06.1974, the site in the south western corner in the layout mentioned as owners use and measuring 45 cents 70 sq.ft **As per TSLR and Approved Plans 42.6 cents.**

The Developer has opened following bank account

Account Name: Vakaman Developers India Private Limited Amber RERA account

Account No: 13570100034996

IFSC Code: FDRL0001357

Bank - Federal Bank

Branch: Kavundampalayam Branch

I have no objection to Operate the above mentioned account by the developer for purpose of collection of funds pertaining to the Booking and Sale of the Flats (Units) in the project "Amber" Stilt+ Ground +Four Floors Consisting of 30 Dwelling Units

Thanking You

Yours Faithfully,



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.