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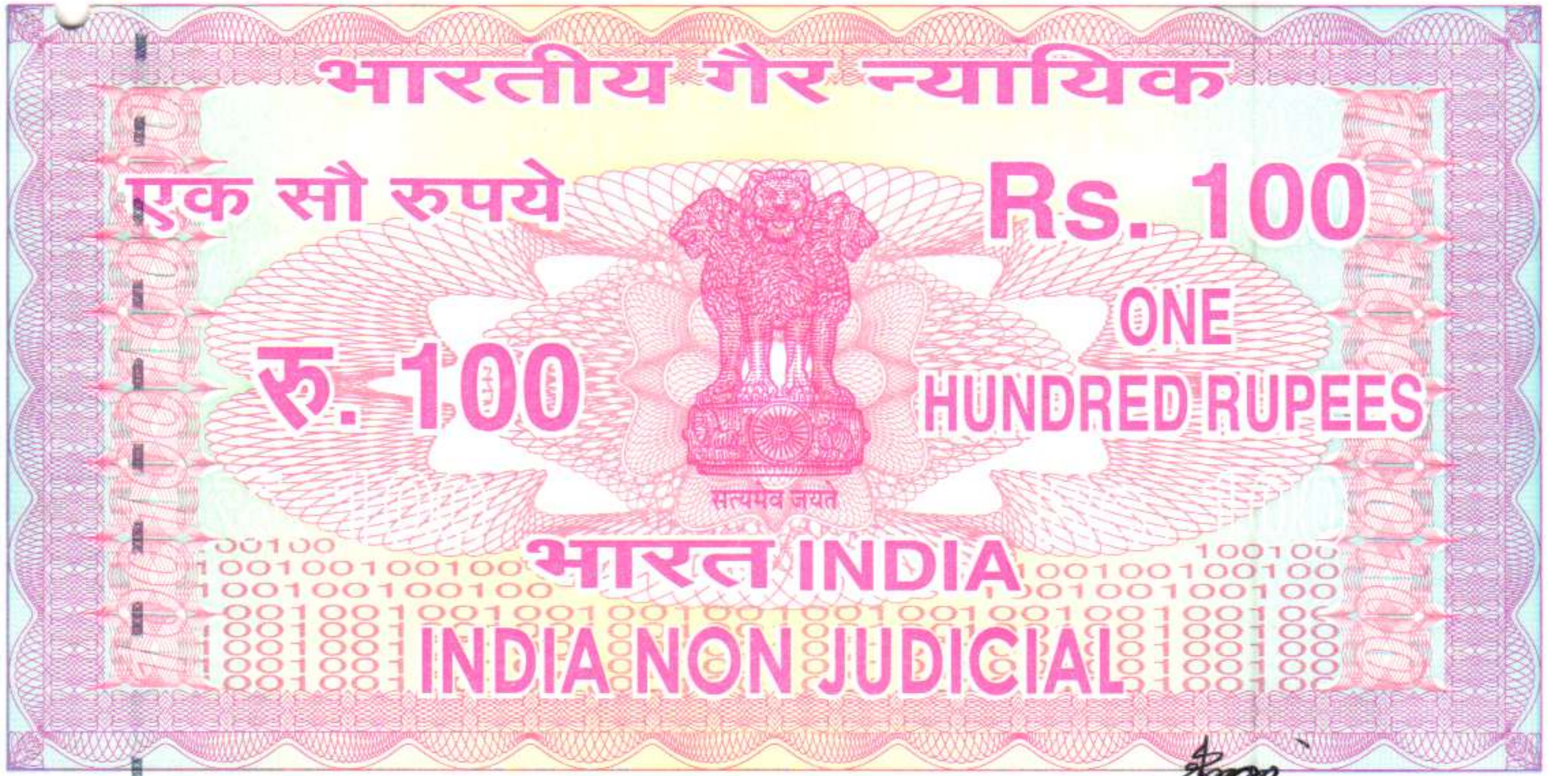
REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

தமிழ்நாடு

நாள் : 28/8/2024

இனம்: 30

சுயசந்தேசம்  
சுன்கியாகுமரி

EP 266226

S. இராசாகிருஷ்ணன், B.A.  
முத்திரைத்தாள் விற்பனையாளர்  
உரிமம் எண். 15/1993 நாள்: 1-11-93  
நாகர்கோவில்-629 001



### 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. **J.JAYACHANDRAN AND C.VIJAYAN** promoter of the proposed project **STAR CITY**, in Survey No : 184/1B2, 1B3, 1B4, 1B5 Measuring to an extent of (3345.00 sq.m) Situated at Agastheeswaram Town Panchayat , Agasteeswaram Village , Agasteeswaram Taluk, Kanyakumari District, Tamilnadu.

We, **J.JAYACHANDRAN AND C.VIJAYAN** promoters of the proposed project do here by solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed  
OR  
Have entered into joint development agreement /collaboration agreement

C. Vijayan

/development agreement or any other agreement with \_\_\_\_\_  
who possess a legal title to the land on which the development of the  
proposed project is to be carried out

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.

2. That the said land is free from all encumbrances.

OR

Possess such encumbrances as Today including details of any rights, title,  
interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by  
me/promoter is J.JAYACHANDRAN AND C.VIJAYAN .

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 I / 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.

C. Vijayan



7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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

*e. vijayan*

**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 28 on this 08 day of 2024.

Deponent

*e. vijayan*



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

