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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Rs100/- K.Padmavathi FM 084195

15-9-2026

ERA. Properties

Coimbatore-038

K.PADMAVATHI,
STAMP VENDOR,
Periyanaickenpalayam,
L.No. 17454/B1/95-1
Coimbatore-20. Tamil Nadu.

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 **M/s. ERA PROPERTIES** (represented by its Partners Karthikeyan R & Shankardharshan Sivasathishkumar Sasikala) & Suryaprakash K P, Promoters of the proposed project **"TURIYA"** comprised of **S.F.NO. 86/1A1B1, IDIKARAI VILLAGE, IDIKARAI TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT, TAMIL NADU. PIN CODE - 641022;**

We, M/s. ERA PROPERTIES (represented by its Partners Karthikeyan R & Shankardharshan Sivasathishkumar Sasikala) & Suryaprakash K P, promoters of the proposed project do hereby solemnly declare, undertake and state as under:

For ERA PROPERTIES

PARTNER

For ERA PROPERTIES

PARTNER

GOVT. OF TAMILNADU NOTARY M.N. SELVARAJ B.Sc., B.L., MY COMMISSION EXPIRES ON 28th FEB 2029 COIMBATORE DISTRICT 01.03.2024 R.O. (M) RES.: 9.5.2024

VOLUME No: 7/26

PAGE No : 42

SERIAL No : 307

DATE : 15/9/26

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed 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.
3. That the time period with in which the projects shall be completed by promoter is 31-12-2027.
4. That seventy per cent of the amounts realized by us/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 development and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect/Licensed Survey or stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That We / 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That We/promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We / promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ERA PROPERTIES

PARTNER

For ERA PROPERTIES

PARTNER

Deponents

GOVT. OF TAMILNADU — NOTARY — M.N. SELVARAJAN B.Sc., B.L., — REG.NO. 25/2021 — COIMBATORE DISTRICT — COMMISSION EXPIRES ON 28th FEB 2029 — G.O.(MS) — 01.02.2024

VOLUME No: 7/26

PAGE No : 42

SERIAL No : 307

DATE : 15/9/26

Verification

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

Verified by me at Coimbatore on this 15th day of September 2026

For ERA PROPERTIES

PARTNER

For ERA PROPERTIES

PARTNER

Deponents



VOLUME No: 7/26
PAGE No : 42
SERIAL No : 307
DATE : 15/9/26

M.N. SELVARAAJ B.Sc., B.L.,
ADVOCATE & NOTARY PUBLIC
G.O. MS No. 394/2024
Enrl No : MS 715(A) / 2001
No. 22/1, Vidya Nagar, Veerapandi Pirivu,
Jothipuram Post, Coimbatore - 641 047
Mob : 98422 81761, 82480 17421

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33AAMFE6545J1Z6

1.	**Legal Name**	ERA PROPERTIES			
2.	**Trade Name, if any**	ERA PROPERTIES			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Partnership			
5.	**Address of Principal Place of Business**	**Floor No.:** 1st Floor **Building No./Flat No.:** 57A **Road/Street:** Ramasamy Street **Locality/Sub Locality:** K K Pudur **City/Town/Village:** Coimbatore **District:** Coimbatore **State:** Tamil Nadu **PIN Code:** 641038			
6.	**Date of Liability**				
7.	**Period of Validity**	From	12/01/2026	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**				

Signature

Signature Not Verified
Digitally signed by DS GOODS AND SERVICES TAX NETWORK 15
Date: 2026.01.12 13:45:25 IST

Name	
Designation	
Jurisdictional Office	
Date of issue of Certificate	12/01/2026

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate, issued based on electronic approval of application on 12/01/2026.

Goods and Services Tax

Annexure A



Goods and Services Tax Identification Number: 33AAMFE6545J1Z6

Details of Additional Place of Business(s)

Legal Name	ERA PROPERTIES
Trade Name, if any	ERA PROPERTIES

Total Number of Additional Places of Business in the State **0**

Goods and Services Tax

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AAMFE6545J1Z6

Legal Name	ERA PROPERTIES
Trade Name, if any	ERA PROPERTIES

Details of Managing / Authorized Partners

1		Name	RAVICHANDRAN KARTHIKEYAN
		Designation/Status	Partner
		Resident of State	Tamil Nadu
2		Name	SHANKARDHARSHAN
		Designation/Status	Partner
		Resident of State	Tamil Nadu

Goods and Services Tax

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.