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

12 JUN 2026

FG 205011

Sterling Estates and Properties Limited
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI - 600 034
MOBILE : 9445114347

FORM-B(AFFIDAVIT CUM DECLARATION)

Affidavit cum Declaration of **M/s STERLING ESTATES AND PROPERTIESLIMITED,**[PANNo.AAFCS3024E] acompany Registered under the Indian Companies Act,195A6, having office at 14/1, Vidyodaya first cross street. Sterling hanging gardens. T.Nagar, Chennai 600017, represented herein by its Managing Director. Mr. K.L.V.RAMARAO,[AadhaarNo 95A6127848195A] promoter of the Project AND Land owners

1. Mr.S.R.MANI, S/o Late S.Ramachandran, .

1) 2A) 2B) 3) 4)

5A) 5B) 6) 7) 8)

9) 10) 11) 12)

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

12 JUN 2026

FG 205012

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI - 600 034
MOBILE: 9445114347

Sterling Estates and Properties Limited
Chennai

2. Mr. J. JANAKIRAM, S/o Viswanathan Jagan Mohan,
& MR.JAGANMOHAN, LATE S/O VISWANATHAN,
3. Mr.A.SUBRAMANIAN, S/O ARUNACHALAM
4. Mr.D.KARTHIKEYAN, S/o Mr.V.Deivamani.
5A. Mrs.BANUMATHY VISWANATHAN, W/o Mr.N.Viswanathan, . & 5 B .
Mr.N.VISWANATHAN, S/o. Narayanasami, .
6. Mr.R.GANAPATHY, S/o Late S.Ramachandran, .
7. Mr.H.RAMAKRISHNAN, S/o Late R.Hariharan, .
8. Mr.K.CHANDRASEKARAN, S/OLATE KRISHNAMURTY
9. Mr.S.VISWANATHAN, S/o. Late K.Subramania Sastry, .
10. Mrs. SUBHA NAGARAJAN, W/o Mr.R.Nagarajan, .
11. Mr.R.ANAND, S/o Mr.K.Rajagopalan, .
12. Mr.K.SIVARAMAKRISHNAN, S/o Mr. J.Kalyanaraman, .

Landowner

1) 2A 2B 3) 4)

5A) 5B) 6) 7) 8)

9) 10) 11) 12)

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

SITE ADDRESS

STERLING SREE RAMACHANDRA" situated at Old Door No.25A, New Door No.40, Mangadusamy Street, Nungambakkam, Chennai-600034, comprised in OldS.No.132, OldR.S.No.303, presently E T.S.Nos.303/1 & 303/2, Block No.25A,gmoreTaluk, Nungambakkam Village, Chennai District measuring 2 Grounds & 15A03Sq.ft

We M/s STERLING ESTATES AND PROPERTIES LIMITED, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

M/s STERLING ESTATES AND PROPERTIES LIMITED,

have entered into joint development agreement/ collaboration agreement /development agreement oranyotheragreement with Landowners to construct stilt +3 floors.

1)Mr.S.R.Mani2)Mr.V.Jaganmohan, & Mr. Janakiram 3)Mr.A.Subramaniam,4).Mr.D.Karthikeyan5A)Mrs.Banumathy&Mr.Viswanathan, 6) Mr.R.Ganapathy, 7)Mr.H.Ramakrishnan 8) Mr.K.Chandrasekaran 9) Mr.S.Viswanathan, 10)Mrs.SubhaNagarajan, 11)Mr.R.Anand,12)Mr.K.Sivaramakrishnan,

Landowner

1) 2A 2B 3) 4)

5A) 5B) 6) 7) 8)

9) 10) 11) 12)

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31stSeptember 2027.

For Sterling Estates and Properties Limited

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

ManagingDirect
or Promoter

Landowner

1) 2A 3) 4)

2B

5A) 6) 7) 8)

5B)

9) 10) 11) 12)

3. That seven type rcent of the amount s realized 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 costand shall be used only for that purpose.
4. 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.
5. 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.

1) 2A 2B 3) 4)

5A) 5B) 6) 7) 8)

9) 10) 11) 12)

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

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

For Sterling Estates and Properties Limited

Managing Director
Promoter

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

Landowner

1) 2A 2B 3) 4)

5A) 5B) 6) 7) 8)

9) 10) 11) 12)

Deponent

Verification

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

For Sterling Estates and Properties Limited

ManagingDirector
Promoter

For STERLING ESTATES AND PROPERTIES LIMITED

Managing Director

Landowner

1) 2A 3) 4)

2B

5A) 6) 7) 8)

5B)

9) 10) 11) 12)

Verified by me at
Chennai on this

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

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.