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RE REGULATORY RECORD

RERA Document

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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
16 OCT 2026
FP 814687
K. SRINIVASAN - S.V
L.No. 15849/1992
TOWNHALL, TRICHY
(TAMILNADU)

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**1) V. Malliga - Owner**, **2)N. Kumar and 3) M. Shamsudeen- Power Agents**and Promotersof the project named as **"CLASSIC AVENUE"**comprised in Survey No: 97/1 and 97/4Ameasuring an extent of 1.14 Acre (4600.00 Sq.mts) situated inKumaramangalamVillage, Kumaramangalam Panchayat,Viralimalai Panchayat Union, KulathurTaluk, Pudukkottai District, Tamilnadu.

V Mallika
M. Shamsudeen
N Kumar

That 1) V. Malliga - Owner, 2) N. Kumar and M. Shamsudeen- Power Agentsand Promotersof the proposed project do hereby solemnly declare, undertake and state as under:

1. That We, 1) V. Malliga - Owner, 2) N. Kumar and M. Shamsudeen- Power Agentswho 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 on 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 has been completed.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

V. Mallika

N Kumar

6. That We 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.
7. That Weshall take all the pending approvals on time, from the competent authorities.
8. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That Weshall 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(s)
V Mallika
M Ramesh Kumar
N Kumar

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed byUs there from.

Verified by Us at Trichy on this 16thday ofOctober2026.

Deponent(s)
V Mallika
M Ramesh Kumar
N Kumar

Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project - **Survey No: 97/1 and 97/4A in Kumaramangalam Village, Kumaramangalam Panchayat, Viralimalai Panchayat Union, Kulathur Taluk, Pudukkottai District, Tamilnadu.**

Date: 20.10.2026

1. V. Malliga – Owner

2. N. Kumar and 3. M. Shamsudeen - Power Agents

(Name of the Promoters)

Plot- 497, No.17A, Shanmugam street, KK Nagar, Tiruchirappalli - 620021
(Address of the Promoter)
Subject. Certificate for **"CLASSIC AVENUE"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. G Vaishnavi, D.C.E**, (name of the Architect/ Licensed Surveyor) having License No. **RE/Gr.III/DTCP/TRICHY/JAN2023/391** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"CLASSIC AVENUE"** (name of the project) situated on the Plot no./ bearing **Survey No. 97/1 and 97/4A** demarcated by its boundaries (latitude and longitude of the end points) 10.723743 to the North 10.723743 to the South 78.704598 to the East 78.704598 to the West of Division Kumaramangalam Village, Kumaramangalam Panchayat, Viralimalai Panchayat Union, Kulathur Taluk, Pudukkottai District, Tamilnadu, measuring **1.14 Acre (4600.00 Sq.mts)**. Being Developed **1) V. Malliga – Owner, 2) N. Kumar and 3) M. Shamsudeen - Power Agents,** (Name of the Promoters)

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, Pudukkottai** (Name of the

sanctioned authority) vide Planning Permission No. **SWP/DTCP/ Pudukkottai/Layout No. 58/2026 dated 02/04/2026 and Localbody No. 17/2026-2027 dated 20.07.2026.** The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	**Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body**	**Complied Yes / No**
1.	Road	Yes
2.	Street light	Yes
3.	Storm water drains	Yes
4.	Pipe line fixing	Yes
5.	Local body NOC for Water supply facilities	Yes

Enclosed: Photographs of all sides of site

Er.G.VAISHNAVI, D.C.E.,
REGISTERED ENGINEER GRADE-III
RE/Gr. III/DTCP/TRICHY/JAN 2023/391
No. 51, Aannaikatti Maidanam,
Beemanagar, Trichy-1.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mrs.G.VAISHNAVI** has enrolled as **REGISTERED ENGINEER GRADE-III** with this office who has the qualification of **DIPLOMA in CIVIL ENGINEERING** and experience in the relevant field for 6 years.

She has been given the Registration No. **RE/Gr.III/DTCP/TRICHY/JAN2023/391 on 10.01.2023**

She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules 2019, approved vide G.O (Ms) No.18 MAWS (MA1) Department dated 04.02.2019.

This Registration is valid up to 31.03.2028



Joint Director/Member Secretary, District
Town And Country Planning,
TiruchirappalliDistrict.

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.