

RE

REGULATORY RECORD

# RERA Document

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



தமிழ்நாடு தமில்நாடு TAMIL NADU

28AC 668178

FORM 'B'  
11/03/2024 Rs.20/-  
[See rule 3(4)]

P. Kulandaivel, S.V.  
Kulandasolapuram (po)  
P.O. No 10/Simkudiyur  
Salem-636 007 Tamilnadu

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.R.Magalingam And Mr.S.Ramasamy promoters  
of the proposed project; (S.F.No-372/1B1 – Sundakkamuthur Village, Coimbatore  
Corporation, Perur Taluk, Coimbatore District)

I Mr.R.Magalingam And Mr.S.Ramasamy promoter of the proposed project do  
hereby solemnly declare, undertake and state as under:

1. That I Mr.R.Magalingam And Mr.S.Ramasamy 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  
/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

8000f.

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 within which the project shall be completed by me/promoter is Completed.
4. That seventy per cent of the amounts 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawal have been made in compliance with the proportion to the percentage of completion of the project.
7. That I **Mr.R.Magalingam And Mr.S.Ramasamy** shall take all the pending approvals on time, from the competent authorities.
8. That I **Mr.R.Magalingam And Mr.S.Ramasamy** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I **Mr.R.Magalingam And Mr.S.Ramasamy** 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.

Seef.   
Deponent

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 2024 on this 07 day of 08.

Deponent

Seef. 

# 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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