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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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.**ELITE SQUARE DEVELOPER** Promoters of the proposed project **ELITE SQUARE -"AISHWARYAM"** situate at **S.Nos.471/2A, 3, 4, 5B, 6, 7, 8A, 8B 9A, 9B, 472/2A, 2C, 475/6, 7, 8, 9, 10, 11, 479/2B, 480/2A, 2B of** Boothipuram Village, Bodinayakanur Taluk, Theni District.

We, **ELITE SQUARE DEVELOPER** Promoters of the proposed project / duly authorized by the Managing Partner of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, We / Promoters have a legal title to the land on which the development of the project is proposed

2. 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 construction and the land cost and shall be used only for that purpose.

3. That the time period within which the project has completed.

4. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

5. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

6. That, We / promoters 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 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 has been in compliance with the proportion to the percentage of completion of the project.

7. That, We / promoters shall take all the pending approvals on time from the competent authorities.

8. That, We / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, We / promoters 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

Deponents

Verification

We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and we have not concealed any material facts.

Verified on this day of **01.01.2026** by me at **Theni**.

Deponents

Form-5

CERTIFICATE BY REGISTRED ENGINEER

Address of Project : S.Nos.471/2A, 3, 4, 5B, 6, 7, 8A, 8B 9A, 9B, 472/2A, 2C, 475/6, 7, 8, 9, 10, 11, 479/2B, 480/2A, 2B of Boothipuram village, Bodinayakanur Taluk, Theni District.

Name : **ELITE SQUARE DEVELOPER**

Permanent address : 15-1-70/D2, Sivanandha Nagar, Palanichettipatti, Theni District – 625 531.

Subject: Certificate For **ELITE SQUARE - "AISHWARYAM"** situate at **S.Nos.471/2A, 3, 4, 5B, 6, 7, 8A, 8B 9A, 9B, 472/2A, 2C, 475/6, 7, 8, 9, 10, 11, 479/2B, 480/2A, 2B of Boothipuram** village, **Bodinayakanur** Taluk, **Theni** District.

Respected Sir,

I **RAMA RAM SHANKAR** (Registered Structural Engineer) having License No.**RSE.GR-II 2022/10/003** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **ELITE SQUARE - "AISHWARYAM"** situated on the Plot bearing Plot no. **01-106** demarcated by its boundaries 10.012661, 77.463728 on the North 10.009796, 77.464175 on the south 10.011074, 77.464378 on the East 10.011268, 77.463964 the West of Boothipuram Division Boothipuram Village, Bodinayakanur Taluk, Theni District measuring **9100.00** sq. mts. Being developed by **ELITE SQUARE DEVELOPER.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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** vide Planning Permission No.**96/2025** dated. **09.09.2025** including all amenities and facilities as committed by the promoted to the allottees.

Yours faithfully,

Dt.08.01.2025
Place:Theni

RAMA RAM SHANKAR B.Tech,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
DTCP Registration No. RSE.GR-II 2022/10/003
No. 15/1/7/2, Sivanantha Nagar, Palanichettipatti
Theni (Dt) - 625 531. Mobile No: 9481953909

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.