Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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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

19.08.2026

தமிழ்நாடு तमिलनाडु TAMILNADU

GC 555965

ஆர்.நாராயிருஷ்ணன்
முத்திரைத்தாள் விற்பனையாளர்
நீதி மன்ற வளாகம்.
உ.எண் : 363/ஆ1/2004
2டி/1 வாழ்க வளமுடன் தெரு,
L.G.B.காம்பவுண்டு,
Y.M.R.பட்டி திண்டுக்கல்.

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) Mr.K.Kalimuthu S/O Mr.Kandhasamy, 2) Mr.S.Karupasamy S/O Mr.Sokaiyakavundar, 3) Mr.S.Mahendran S/O Mr.Subramaniam, 4) Mr.V.Senthil Kumar S/O Mr.Vellaikannu and 5) Mr.S.Rajkumar S/O Mr.Somasundaram**, 4/25, Kilakutheru, Melkaraipatti, Palani, Dindigul – 624617, Promoter of the proposed project at **"Saravana Nagar" Normal Layout in S.Nos:432/1B1, 432/1A1 and 433/8A of Kothaimangalam Village / Panchayat, Palani Taluk, Dindigul District, Tamil Nadu.**

We **1) Mr.K.Kalimuthu S/O Mr.Kandhasamy, 2) Mr.S.Karupasamy S/O Mr.Sokaiyakavundar, 3) Mr.S.Mahendran S/O Mr.Subramaniam, 4) Mr.V.Senthil Kumar S/O Mr.Vellaikannu and 5) Mr.S.Rajkumar S/O Mr.Somasundaram** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1) Mr K Kalimuthu - K. Kalimuthu
2) Mr S Karupasamy - S. கருப்பசாமி
3) Mr S Mahendran - S. Mahendran
4) Mr V Senthil Kumar - V. செந்தில்
5) Mr S Rajkumar - S

1. That I / promoter have / has a legal title to the land on which the developmentof the project is proposed

OR

Have entered into joint development agreement/collaboration agreement/development agreement or any other agreement with **NO** 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.

2. That the said land is free from all encumbrances. OR Possess such encumbrances as **attached** including details of anyrights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **07/07/2026**.

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.

6. That I / promoter shall get the accounts audited within six months after theend 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. 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.

Deponent

1) Mr.K.Kalimuthu - K Kalimuthu

2) Mr.S.Karupasamy - S. கருப்பசாமி

3) Mr.S.Mahendran S. mahendran

4) Mr.V.Senthil Kumar - V. செந்தில் குமார்

5) Mr.S.Rajkumar S. R

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 **Dindigul** on this 19 day of Aug 2026.

Deponent

1) Mr.K.Kalimuthu - K. Kalimuthu

2) Mr.S.Karupasamy - S. கருப்பசாமி

3) Mr.S.Mahendran - S. Mahendran.

4) Mr.V.Senthil Kumar - V. செந்தில் குமார்

5) Mr.S.Rajkumar - S. ராஜ்குமார்

Details of Particulars

Sl.nos	Particulars	Note	Completed
1	Photos, Geo Tagged Photos and Drone Photos	Re-Taked	Uploaded
2	Laying of Roads and Storm Water Drainage	Laid by Applicants	After Completed Road work and Storm water Drainage work then The BDO, Kothaimangalam Village Panchayat had issued FINAL Order
3	Street Lights	Registered and Paid – TNPDCL	Payment Recepit Submitted
4	OHT	Payment Collected by BDO, Kothaimangalam Village Panchayat	After Payment Collected then The BDO had issued FINAL Order
5	Form B	Revised and got Sign in all Pages of all Individual Land Owners with their names	Uploaded
6	EC	Online EC	Uploaded

1) Mr.K.Kalimuthu - K. Kalimuthu

2) Mr.S.Karupasamy - S. Karupasamy

3) Mr.S.Mahendran - S. mahendran

4) Mr.V.Senthil Kumar - V Senthil Kumar

5) Mr.S.Rajkumar - S. Rajkumar

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : THE SPECIAL OFFICER / BDO

மின். இ. எண்: 200052910826653 கட்டண முறை : BHARAT BILL PAYMENT SYSTEM

இரசீது எண் : PGIBP2890239246 நாள் : 12/08/2026 14:04:09

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47604-Meter Caution Deposit	825.00
2	48100-CC Deposit	330.00
3	55101-Development Charges	2215.00
4	61909-Service Connection Charges	1105.00
5	61962-Registration cum Processing Charges**	220.00
	மொத்தம்	4695.00

தொகை (எழுத்தால்) ரூ. Four thousand Six hundred Ninety Five only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :

24 7 மின்னகம்

94987 94987

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.