Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

கார்லேசன் சான்று

திருச்சிராப்பள்ளி மாவட்டம், திருச்சிராப்பள்ளி கிழக்கு வட்டம்,தேவதானம் கிராமம் பழையவார்டு-5, பழைய**T.S.NO-3306**–ல் கட்டுப்பட்ட ஏக்-0.33 சென்டானது ஆவண எண்.**3845/2010**,-ன் படி பதிவுசெய்யப்பட்டுள்ளது ஆவண எண்.**3845/2010**- ல் புதிய வார்டு-**G**, பிளாக்-05, **T.S.NO15**–ல் பதிவு செய்யப்பட்டுள்ளது.

தற்கால புதிய உட்பிரிவின்படியும் அணுபவத்தின் படியும்பழைய **T.S.NO-3306**-க்கு புதிய உட்பிரிவு [co-relation]-ன்படி வார்டு-**P**, பிளாக்-0005,**T.S.NO-15/1&15/2**–ல் கட்டுப்பட்டுள்ளது.

ரா. Anbu
21/7/26

நகர சார் ஆய்வாளர்
அரியமங்கலம் கோட்டம்
திருச்சிராப்பள்ளி மாநகராட்சி

Sl.No	Doc No & dated	Infavour of	Survey Nos	Extent (Sq.ft.)
1	Revenue Record A Extract	Natesan Pillai	T.S.No: 3306	33 Cents (14374.8 Sq.ft)
2	2111/2000, dated 24.05.2000	Abedhanandham Aruljothi	T.S.No: 3306	16.5 Cents North Part of Land (7187.4 Sq.ft) 16.5 Cents South Part of Land (7187.4 Sq.ft)
3	1956/2010, dated 17.06.2010	Poongavanam	T.S.No: 3306 New T.S.no: 15	16.5 Cents North Part of Land (7187.4 Sq.ft)
4	3845/2010, dated 20.09.2010	Aravindh	T.S.No: 3306 New T.S.no: 15	16.5 Cents North Part of Land (7187.4 Sq.ft)
5	1487/2025, dated 11.04.2025	M/s.Navaneetha Property Developers	Old T.S.No: 15 New T.S.no: 15/1&15/2	33 Cents (14374.8 Sq.ft) or (1335.95Sq.mt)
6	1709/2026, dated 25.04.2026	M/s.Navaneetha Property Developers	Old T.S.No: 3306 New T.S.no: 15/1&15/2	10122.8 sq.ft Or 940.78 Sq mt

DATE: 19.06.2026

Project- M/s. Navaneetha Vinayaga Residency
Proposed multi dwelling building (Silt + 5 Floors With 40 dwelling Units) in T. S. No. 15/1,15/2 , Ward No: P, Block No.05, At KuppaiMettu Street , Dharanallur Village, Ariyamangalam Zone II, Thiruchirapalli Corporation, Tamil Nadu state.

SL.NO	Developers share of Flat Nos	Extent(Sq M)	SL.NO	Landowners share of Flat Nos	Extent(Sq M)
1	A-1	41.00	1	C-1	30.36
2	B-1	43.53	2	F-1	27.91
3	D-1	32.81	3	C-2	30.36
4	E-1	28.25	4	F-2	27.91
5	G-1	26.15	5	B-3	43.53
6	H-1	33.39	6	H-3	33.39
7	A-2	41.00	7	B-4	43.53
8	B-2	43.53	8	H-4	33.39
9	D-2	32.81	9	A-5	41.00
10	E-2	28.25	10	H-5	33.39
11	G-2	26.15	11	D-5	32.81
12	H-2	33.39			
13	A-3	41.00			
14	C-3	30.36			
15	D-3	32.81			
16	E-3	28.25			
17	F-3	27.91			
18	G-3	26.15			
19	A-4	41.00			
20	C-4	30.36			
21	D-4	32.81			
22	E-4	28.25			
23	F-4	27.91			
24	G-4	26.15			
25	B-5	43.53			
26	C-5	30.36			
27	E-5	28.25			
28	F-5	27.91			
29	G-5	26.15			
TOTAL		939.42	TOTAL		377.58

For NAVANEETHA PROPERTY DEVELOPERS

MANAGING PARTNER

Flat No. A2, Second Floor, No. D-72, Navaneetha's Sagunthala,
8th Cross East, Thillai Nagar, Trichy - 620 018. | 0431 - 4020421
navaneetha.home@gmail.com www.navaneethaproperty.com

(Format for consent letter for maintaining and operating RERA designated bank accounts for a real estate project)

Consent Letter for maintaining and operating RERA designated bank accounts for a real estate project

Date: 02.06.2026

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai

Sir,

We, residing at 20/71 ,Aruljothi Nilaaiyam,sankaran pillai road,Tiruchirappalli and Door.no 75 sankaran pillai Street Near sankar abodes,Teppakullam, Tamilnadu along with Mrs. A. Poongavanam & Mr. A. Aravindh. have jointly filed an application with TNRERA for registration of the real estate project **Navaneetha Vinayaga Residency**, in T. S. No. 15/1,15/2 , Ward No: P , Block No.05, At KuppaiMettu Street , Dharanallur Village, Ariyamangalam Zone II, Thiruchirapalli Corporation, Tamil Nadu state. in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2(i). We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

OR

2(ii). We are the land owners, who have entered into an agreement with the promoter for developing the above said real estate project.

3(i). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of who is one of the land owner for the above real estate project in Branch of Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	
3.	RERA Designated Transaction Account (30%)	

OR

3(ii). In compliance of Section 4 (2) (l) (D) of the Act, following three bank accounts have been opened in the name of **M/S. Navaneetha Property Developers** who is the promoter for developing the above real estate project, in **Navaneetha Vinayaga Residency**, in T. S. No. 15/1,15/2 , Ward No: P , Block

No.05,At KuppaiMettu Street , Dharanallur Village, Ariyamangalam Zone II, Thiruchirapalli Corporation, Tamil Nadu state. Branch of ThillaiNagar , Indian Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	8246208241
2.	RERA Designated Separate Account (70%)	8246208310
3.	RERA Designated Transaction Account (30%)	8246208842

4. The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

5. I / We hereby convey my/our consent for maintaining and operating the aforesaid bank accounts by **M/S. Navaneetha Property Developers** .

	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	Mrs.A.Poongavanam W/o Aruljothi 20/71 ,Aruljothi Nilaaiyam,sankaran pillai road,Tiruchirappalli,Tamilnadu-620002	75400 78415	Navaneetha.home@gmail.com		
2.	Mr.A.Aravindh, Door.no 75 sankaran pillai Street Near sankar abodes,Teppakullam, Tamilnadu-620002	94425 03146	Navaneetha.home@gmail.com		

Note: Please strike out the portion which is not applicable.

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.