Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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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 தமிலநாடு 100/- TAMILNADU

30 SEP 2025

EU 012352

P. ஜோசப் P. ராயர்
முத்திரைத்தாள் விற்பனையாளர்
74, மதுரை ரோடு, திருநெல்வேலி
உரிமம் எண்: 3 of 1997

அருமுகம்
பலவேசம் (எ) செல்லப்பா
மகராசி
திருநெல்வேலி

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 Thiru. P.Arumugam S/o Parathesi Konar, Thiru. A.Palavesam@chellappa S/o Akkini Konar, Thirumathi. M.Maharasi W/o, Murugan, Residing at: South yadavar street, Alangaraperi Tirunelveli of the Proposed project at S.No: 152/2A1A1, 152/2A2A1, 152/2A1A2, 153/2A1, 153/2A2,155/1, 161/3A1, 162/1A, 162/1B, 162/2, Alangaraperi Village, Alangaraperi Village Panchayat, Manur Panchayat Union, Tirunelveli Taluk , Tirunelveli District, Tamilnadu State.

We Thiru. P.Arumugam, Thiru. A.Palavesam@chellappa, Thirumathi. M.Maharasi promotor of the proposed project do hereby solemnly declare, undertake and state as under:

Signed before me at Palayamkotta

(SPS) M. DHINAKARAN, B.Sc.,B.L.,
ADVOCATE / NOTARY
Enroll No. 1045 of 1995
D.No.1, Annagiri Uma Bhavanam
5, Puthupettai North Street,
Palayamkottai, Tirunelveli.
Cell No: 9487655021

P ARUMUGAM

A. CHELLAPPA

M. Maharasi

NOTARY
(SPS) M. Dhinakaran B.Sc.,B.L.
G.O.(Ms.S) No 307 dt 08.05.2024
Tirunelveli District
GOVT. OF TAMILNADU

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

2. That the said land is free from all encumbrances.

3. That the time period within which the project Development work completed by us.

4. 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, 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 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That we shall 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.

Signed before me at Palayamkottai

(SPS) M. DHINAKARAN, B.Sc.,B.L.,
ADVOCATE / NOTARY
Enroll No. 1045 of 1995
D.No.1, Annagiri Uma Bhavanam
5, Puthupettai North Street,
Palayamkottai, Tirunelveli.
Cell No: 9487655021

P. ARUMUGAM

A. CHELLAPPA

M. Maharaja

NOTARY
(SPS) M. DHINAKARAN B.Sc.,B.L.
G.O.(M.S) No. 507 dt. 08.05.2024
Tirunelveli District
GOVT. OF TAMIL NADU

9. That we 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.

Verification

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

Verified by me at Palayamkottai on this 9th day of Oct-2025

Deponent

A. CHELLAPPA

M. Maharasi

Signed before me at Palayamkottai

(SPS) M. DHINAKARAN, B.Sc.,B.L.,
ADVOCATE / NOTARY
Enroll No. 1045 of 1995
D.No.1, Arunagiri Uma Bhavanam
5, Kanupeittai North Street,
Palayamkottai, Tirunelveli.
Cell No: 9487655021

NOTARY
(SPS) M DHINAKARAN
B.Sc.,B.L.,
G O (M.S) No 507
dt 08.05.2024
Tirunelveli District
GOVT. OF TAMIL NADU

STATEMENT OF EXTENT

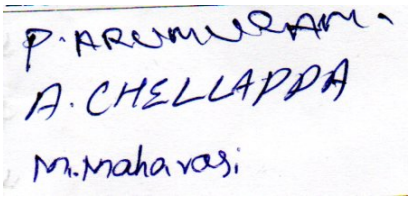
1	2	3	4	5	6	7	8	9	10	11	12
Sl. No	Name of the Owner	Document no &Date	R.S. No	Area	Sold	Sold Document	Balance area	Patta area	New R.S.No	Patta no	Remarks
1	P.Arumugam	954/2000 28/7/2000	152/2A	65.00	6.12	3198/2021					
					5.00	1959/2020					
					20.00	1958/2020	33.88	33.88	**152/2A1A1**	188	
2			155/1	9.00	-		9.00	8.64	**155/1**	151	
3			162	29.00 (North)	1.74		27.26	27.43	**162/1A**	188	
4			153	95.00	2.14	3198/2021					
					10.00	3170/2021					
					10.00	3173/2021	72.86	73.04	**153/2A1**	188	
				198.00	**55.00**		**143.00**	**142.99**			

1	2	3	4	5	6	7	8	9	10	11	12
Sl. No	Name of the Owner	Document no & Date	R.SNo	Area	Sold	Sold Document	Balance area	Patta area	New R.S.No	Patta no	Remarks
1	Palavesam @Chellappa	952/2000 27/7/2000	152/2A	76.00	20.00	2032/2022					
					10.00	3172/2021	46.00	46.08	**152/2A2A1**	591	
2			162	111.00			111.00	111.19	**162/2**	189	
3			161/3A	11.00			11.00	10.87	**161/3A1**	189	
				198.00	**30.00**		**168.00**	**168.14**			

1	2	3	4	5	6	7	8	9	10	11	12
Sl. No	Name of the Owner	Document no & Date	R.S.No	Area	Sold	Sold Document	Balance area	Patta area	New R.S.No	Patta no	Remarks
1	Maharasi	3198/2021 26.10.2021	152/2A1A	6.12	-	-	6.12	6.10	**152/2A1A2**	472	
2			153/2	2.14	-	-	2.14	2.12	**153/2A2**	472	
3			162/1	1.74	-	-	1.74	1.73	**162/1B**	472	
				10.00			10.0	**9.95**			

Area Of Abstract for the Land Owner Details

1	2	3	4	5	6	7
Sl.No	Name of the Owner	Document no & Date	Area	Sold	Balance area	Patta area
1	Maharasi	3198/2021 26.10.2021	**10.00**	**-**	**10.00**	**9.95**
2	Palavesam@ Chellappa	952/2000 27/7/2000	**198.00**	**30.00**	**168.00**	**168.14**
3	P.Arumugam	954/2000 28/7/2000	**198.00**	**55.00**	**143.00**	**142.99**
			406.00		**321.00**	**321.08**
					12990.87 Sqmt	**12994.11 Sqmt**



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

Verified RealEstate
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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.