Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

TAMILNAD MERCANTILE BANK LTD
Sakthi Sivam Theatre Complex,
28,Naicker New Street,
Simmakkal, Madurai - 625001
Ph No. 2630818,2630819,2630889
Email:madurai_simmakkal@tmbank.in

Tamilnad Mercantile Bank Ltd
Be a step ahead in life

FORM-A
BANK CERTIFICATE

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot Nos.586, 587 & 588,
1st & 2nd Avenue, Anna Nagar East
Chennai - 600 102.

Sir,

Sub: TNRERA – Application for Registration of a Real Estate Project – Construction of "AJITA I - EXTENSION" (Building/Layout) at Thuvariman Village, Madurai West Taluk, Thiruparankundram Panchayat Union, Madurai District - Opening a separate account for the project – Reg.

Ref: Project Details:-
i) Name of the Project "AJITA I - EXTENSION".
ii) Building at S.Nos.21/1A2 & 21/1B.
iii) No. of floors and usage (in Case of Building) – Group Development Residential Building with 14 Blocks (Ground and 1st Floor).
iv) Site Address at "AJITA I - EXTENSION, S.Nos.21/1A2 & 21/1B in Thuvariman Village, Madurai West Taluk, Thiruparankundram Panchayat Union, Madurai District.

1. It is certified that **M/s. Visvas Promoters Private Limited.,** a company incorporated under the Indian Companies Act, 1956 and having their registered office at Vasudhara Enclave, No.84, TPK Road, Andalpuram, Madurai – 625 016, has opened three accounts in our bank as given below.

a) VISVAS AJITA I – EXTENSION Collection Account (100%) – Account No. 093150400800001.
b) VISVAS AJITA I – EXTENSION Separate Project Account (70%) – Account No. 093150410800002.
c) VISVAS AJITA I – EXTENSION Transaction Account (30%) – Account No. 093539842105262.

TAMILNAD MERCANTILE BANK LTD. SIMMAKKAL MADURAI

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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'.

2. In compliance of the Section 4(2)(I)(D) of the RERA Act, the amount deposited in the 'RERA Designated Separate Account (70%)' shall be withdrawn by the promoter after it is certified by the

(i) Construction Engineer - Shri.T.K.Venkatesh Babu (Regn No. CE/29/2024/DTCP/Madurai).
(ii) Architect - Smt.S.Sreemathy (Regn No.CA/2010/50068) and
(iii) Chartered Accountant – Shri.S.Natanagopal (M.No.22841) in practice.

Stating that the withdrawal of the amount from the 'RERA Designated Separate Account' is in proportion to the percentage of Completion of the Project.

3. The balance amount available will be released and the said three accounts will be closed only on production of Completion Report of the aforesaid real estate project issued by the Tamil Nadu Real Estate Regulatory Authority.

Place : Madurai
Date : 06.02.2026

For Tamilnad Mercantile Bank Ltd.,

TAMILNAD MERCANTILE BANK LTD. SIMMAKKAL MADURAI

Branch Head
Simmakal Branch
Email- Madurai_simmakkal@tmbank.in

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.