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RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

28AC 457980

N. Sridhar
Salem

V. [illegible]
மு.தா.[illegible]:12/2011
ஓமலூர் செல்: 9443516555

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 **N.Sridhar And V.Radhakrishnan** promoter of the proposed project, Layout at "MUTHU NAGAR" comprised in S.F.No. –294/4B, 296/7B1, 440/1, 440/2, 440/3,440/4B Extent of 8.1816 Acres (or) 33109.78 Sq.m, at Kattukottai Village and Panchayat, Thalaivasal Taluk, Salem District.

I, **N.Sridhar And V.Radhakrishnan** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **N.Sridhar And V.Radhakrishnan** have / has a legal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement / collaboration agreement /development agreement or any othe r agreement with 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.

3. That the time period within which the project shall be complete.

4. That seventy per cent of the amounts relished 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 **N.Sridhar And V.Radhakrishnan** promoter 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 withdrawal have been made in compliance with the proportion to the percentage of completion of the project.

7. That I **N.Sridhar And V.Radhakrishnan** shall take all the pending approvals on time, from the competent authorities.

8. That **N.Sridhar And V.Radhakrishnan** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I **N.Sridhar And V.Radhakrishnan** 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

N.S

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 **N.Sridhar And V.Radhakrishnan** son this ____ day of _____

Deponent

N.S

PROJECT DETAILS:

Applicants Name	:	**N.Sridhar And V.Radhakrishnan**
District	:	Salem
Taluk	:	Thalaivasal
Village And Panchayat	:	Kattukottai
S.F.No.	:	294/4B, 296/7B1, 440/1, 440/2, 440/3, 440/4B
Site Extent	:	8.1816 Acres (or) 33109.78 Sq.mt
Google Map Location	:	Latitude - 11°35'31.3"N Longitude - 78°40'29.5"E
Salem DTCP Approval No.	:	Roc. No. – SLM/Q9VGORD0 /17514/2023 Approval No. – 12/2024, Dated : 05.01.2024.
Local Body Roc.No.	:	Kattukottai Village Panchayat, Na. Ka. No. – 12/2023 Dated : 20.02.2024

Signature of the Applicant

அனுப்புநர்:-

N. ஸ்ரீதர், V. ராதாகிருஷ்ணன்,

கதவு எண்-110/1, வார்டு 7,

முத்து நகர், முருகன் கோவில் அருகில்,

ஏத்தாப்பூர், பெத்தநாயக்கன்பாளையம் வட்டம்,

சேலம் மாவட்டம்.

பெறுநர் :-

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor,

Gandhi Irwin Bridge Road, Egmore,

Chennai – 600008.

ஐயா,

பொருள்:- வருமான வரி - பதிவு செய்யப்படவில்லை.

சேலம் மாவட்டம், தலைவாசல் வட்டம், காட்டுக்கோட்டை கிராமம் மற்றும் ஊராட்சி, சர்வே எண் - 294/4B, 296/7B1, 440/1,440/2,440/3, 440/4B - ல் அமைந்துள்ள குடியிருப்பு மனைப்பிரினை DTCP அனுமதி பெற்று அமைத்துள்ளோம். மேற்படி மனுதாரராகிய எனக்கு வருமான வரி கணக்கு பதிவு செய்யப்படவில்லை. எனவே இனி வருங்காலங்களில் பதிவு செய்து கொள்கிறேன். மேற்படி மனைப்பிரிவிற்கு TNRERA அனுமதி வழங்குமாறு தாழ்மையுடன் கேட்டுக் கொள்கிறோம்.

இப்படிக்கு

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

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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.