Verified RealEstate™

RE REGULATORY RECORD

RERA Document

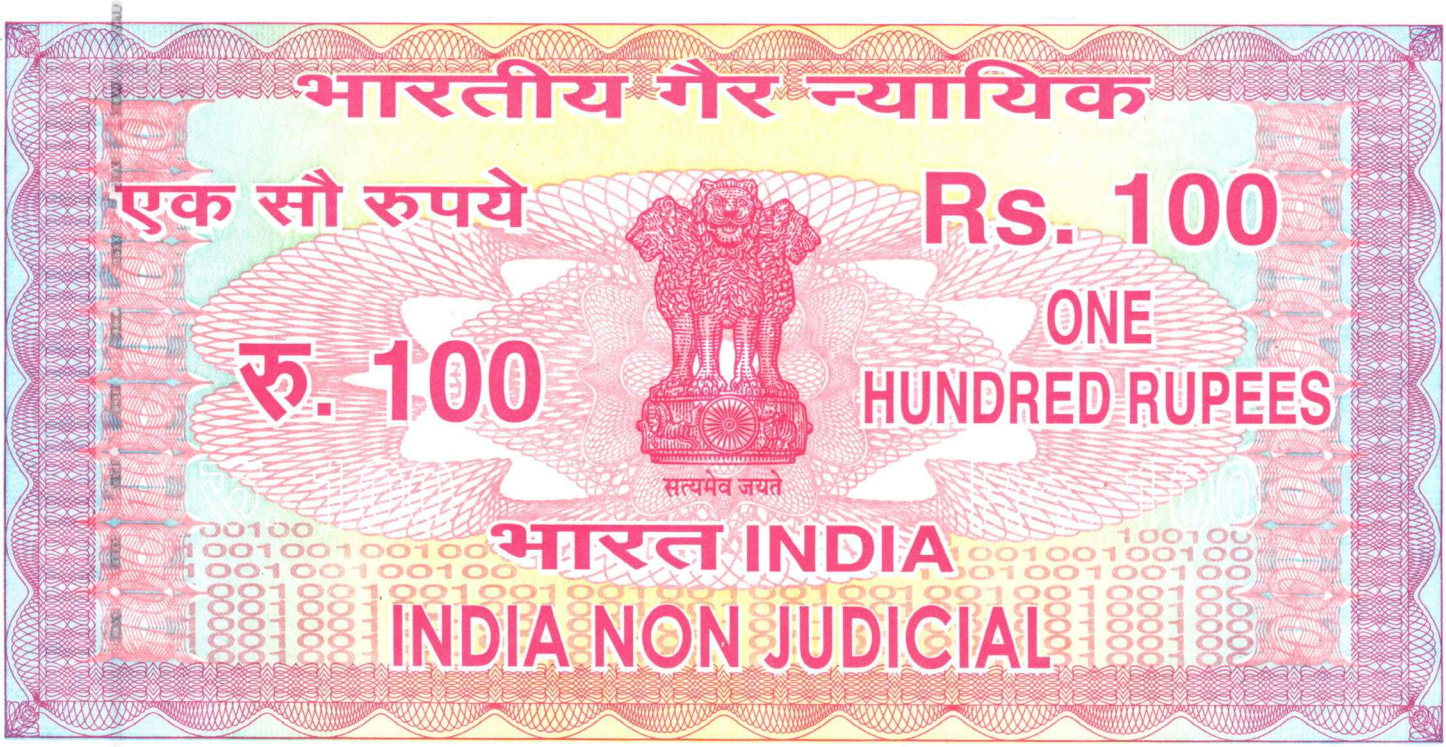
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU 13.06.2024 DT 892612

D.R. Planners and Promoters

Chennimalai

சி.எஸ். குமாரசாமி,
முத்திரைத்தாள் விற்பனையாளர்,
உரிமம் எண்: 24/2008/ஈரோடு,
12.பி.ஆர்.எஸ்.ரோடு,
சென்னிமலை, தமிழ்நாடு.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

AffidavitcumDeclaration

Affidavit cum Declaration of **Mr.K.Girirajkumar and Mr.Sudhakar** of the Regular project, **R.S.F.No:510/4A1C2,-0.92 Acre In Attavanai Anumanpalli A Village,Attavanai Anumanpalli Village Panchayat ,Modakurichi Taluk And Erode District.**

1. **Mr.K.Girirajkumar and Mr.Sudhakar**
promoteroftheRegularizedprojectdoherebysolemnlydeclare,undertakeandstateas under:

K.Girirajkumar

1. That I / promoter have / has a legal title to the land on which the development oftheprojectisproposed
   OR
   Haveenteredintojointdevelopmentagreement/collaborationagreement / Development agreement or any other agreement with who possess a legal title tothelandonwhichthedevelopmentoftheproposedprojectistobecarriedoutandalegallyvalidauthenticationoftitleofsuchlandalongwithanauthenticatedcopyoftheagreementbetweensuchownerandpromoterfordevelopmentoftheprojectisenclosedherewith.

2. That the said land is free from all encumbrances.OR
   Possess such encumbrancesas including details of any rights, title, interest ornameofanypartyinoroversuchland,alongwithdetails.

3. Thatthetime periodwithinwhichtheprojectshallbecompletedbyme/promoterisCompleted.

4. That seventy per cent of the amounts realized by me/promoter for the real estateproject from the allottees, from time to time, shall be deposited in a separateaccounttobemaintainedinascheduledbanktocoverthecostofconstructionandthe landcostandshall beusedonlyfor that purpose, asfar asbuilding isconcerned. Forlayoutprojects,it willbecostofdevelopmentandthelandcost.

5. That the amounts from the separate account, to cover the cost of the project, shallbewithdrawnonlyafterduecertificationbyanengineer,architectandacharteredaccountant in practice that the withdrawal is in proportion to the percentage ofcompletion of the project, as far as building is concerned. For layout projects, thewithdrawalcanbe done afterobtaininga certificatefromthe Architect/LicensedSurveyorstatingthattheprojecthasbeendevelopedandcompleted inallrespectsasperthelayoutapprovedbythecompetentauthority.

K. Giriraj Kumar

K. Dey

6. That I / promoter shall get the accounts audited within six months after the end ofevery financial year by a chartered accountant in practice, and shall produce astatement of accounts duly certified and signed by such chartered accountant to theAuthority and it shall be verified during the audit that the amounts collected for aparticular project have been utilized for the project and the withdrawals have beenmade in compliance with the proportion to the percentage of completion of theproject.

7. That I / promoter shall take all the pending approvals on time, from the competentauthorities.

8. ThatI/promoterhave/hasfurnishedsuchotherdocumentsashavebeenprescribedbyther ulesandregulationsmadeundertheAct.

9. ThatI/promotershallnotdiscriminateagainstanyallotteeatthetimeof allotmentof anyapartment,plotorbuilding,as thecasemay be, onanygrounds.

Deponent

Verification

ThecontentsofmyaboveAffidavitcumDeclarationaretrueandcorrectandnothingmaterialhasbe en concealedbymetherefrom.

Verified by meat Erode on this___day of JUNE2024.

Deponent

K. Giriraj Kumar
K. Giriraj

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.