Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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25-01-2024

தமிழ்நாடு तमिलनाडु TAMIL NADU

26AC 685563

M/s. MANJU foundations Pvt Ltd.

CH82

G. ஜெயந்தி

ஜி. ஜெயந்தி
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 27/1344/ஆ3/96
கே.கே. நகர், சென்னை - 600 078

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Kumar.K, authorised person and signatory for M/s. Manju Foundations Private Limited and for proposed Lay out project – 'BLUE SPOT II' to be set up at 17 Acres 70 Cents or 71,656.00 Sq. Mts. of lands with Patta Nos.2668 & 3330, comprised in S.Nos.189/1A1B, 189/1B, 189/2A, 189/2B, 190/1B1, 190/1B3, 190/2, 190/3, 190/28, 191/1A1, 191/1A4, 191/1B, 191/1C, 191/2A3, 191/2B2, 191/2C2 and 193/1A2, situated at Marakkanam North Village, Marakkanam Town Panchayat, Villupuram District and situated within the Registration District of Tindivanam and Sub-Registration District of Marakkanam:

For MANJU FOUNDATIONS (P) LTD

Authorised Signatory

I,Mr. Kumar K , the authorised signatory representing M/s Manju Foundations Pvt. Ltd. of the proposed project Styled BLUE SPOT II', do hereby solemnly declare, undertake and state as under:

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

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

3. That the Project herein is a layout project and is complete in all respects as per the approvals of the authorities and no further expenses need to be incurred and that the a certificate in the prescribed Form 5 from the Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority has been issued and as such no exclusive bank account need be established as per Tamil Nadu Real Estate Regulatory Authority Circular.

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.

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.

9. That we, the promoters 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.

For MANJU FOUNDATIONS (P) LTD

Authorsed Signatory

Deponents

Verification

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

Verified by me at Chennaion thisday12/02/2024.

For MANJU FOUNDATIONS (P) LTD

Authorsed Signatory

Deponents

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.