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

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+91 9996 12 9996
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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 தமிழ்நாடு TAMILNADU

ER 157767

M/s. AAALAM PROMOTERS PVT. LTD.

M. PRABAKARAN
Stamp Vendor
No.32/5440/ச-3/2000
No.78, Thiruvengadapuram,
Choolaimedu, Chennai - 600 094.

22 JUL 2025

To,

THE TNRERA,
No.1A, 1st Floor,
Gandhi Irwin Bridge Rd,
Egmore, Chennai, Tamil Nadu 600008

AFFIDAVIT

We, M/s. Aaalam Promoters Private Limited [PAN:AATCA2131J], a company incorporated under the Company Act 1956, having its, registered office at No.1, Fortune Villa, Gill Nagar Extension, 2nd Street, Choolaimedu, Chennai, 600 094 represented by its Managing Director Mr. Mothish Kumar, son of (Late) Sri. C. Koteeswaran, aged about 41 years, [Identified by Aadhaar card No: 2923/2969/8200].

AALAM PROMOTERS PVT. LTD.

Managing Director

DEPONENT

NOTARY S.DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt: 05.03.2026 GOVERNMENT OF INDIA

Do hereby solemnly affirm and declare as under:

That we are the owner-builder of the Proposed Residential cum Commercial Building project consist of (1) Block 1: Residential building with Stilt floor + 5 floors with 40 dwelling units , Block 2 : Stilt floor + 5 floors with 55 Dwelling units, Block 3 : Ground floor + 4 floors with 65 dwelling units ("The Residential Building") (2) Commercial Building: Ground +3 floor (part) ("the Commercial Building") situated at S.F.NO.304/2B Vadakkipalayam Village, Pollachi taluk, Coimbatore District. We have received Building Plan Approval vide letter dated 25.06.2025, Roc No: 03/2025-2026 by The Special Officer of Vadakkipalayam Village Panchayat , Pollachi North Block Panchayat, Coimbatore District.

That in the said project the common amenities as mentioned in the Apartment sale brochure will be provided to the entire flat owner's use and the said commercial building is for sale/Rental purpose and the services in the commercial building can be utilized by the Flat owners by pay and use.

Verified at Chennai on this day of 1st August 2025 that the contents of this affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

AAALAM PROMOTERS PVT. LTD.

Managing Director

DEPONENT

Verification

I, the deponent above named, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief. No part of it is false and nothing material has been concealed therefrom.

Verified at Chennai on this day 1st August 2025.

AAALAM PROMOTERS PVT. LTD.

Managing Director

DEPONENT

NOTARY
S. DHANASEKARAN
CHENNAI
TAMILNADU
REGD. No: 3382
Expiry Dt : 05.03.2026
GOVERNMENT OF INDIA

1/08/2025

S. DHANASEKARAN, M.A.,B.L.,
ADVOCATE & NOTARY
No.292-A, P.H. ROAD, AMINJIKARAI,
CHENNAI-600029. TAMILNADU
Cell: 98400 5818

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.