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RERA Document

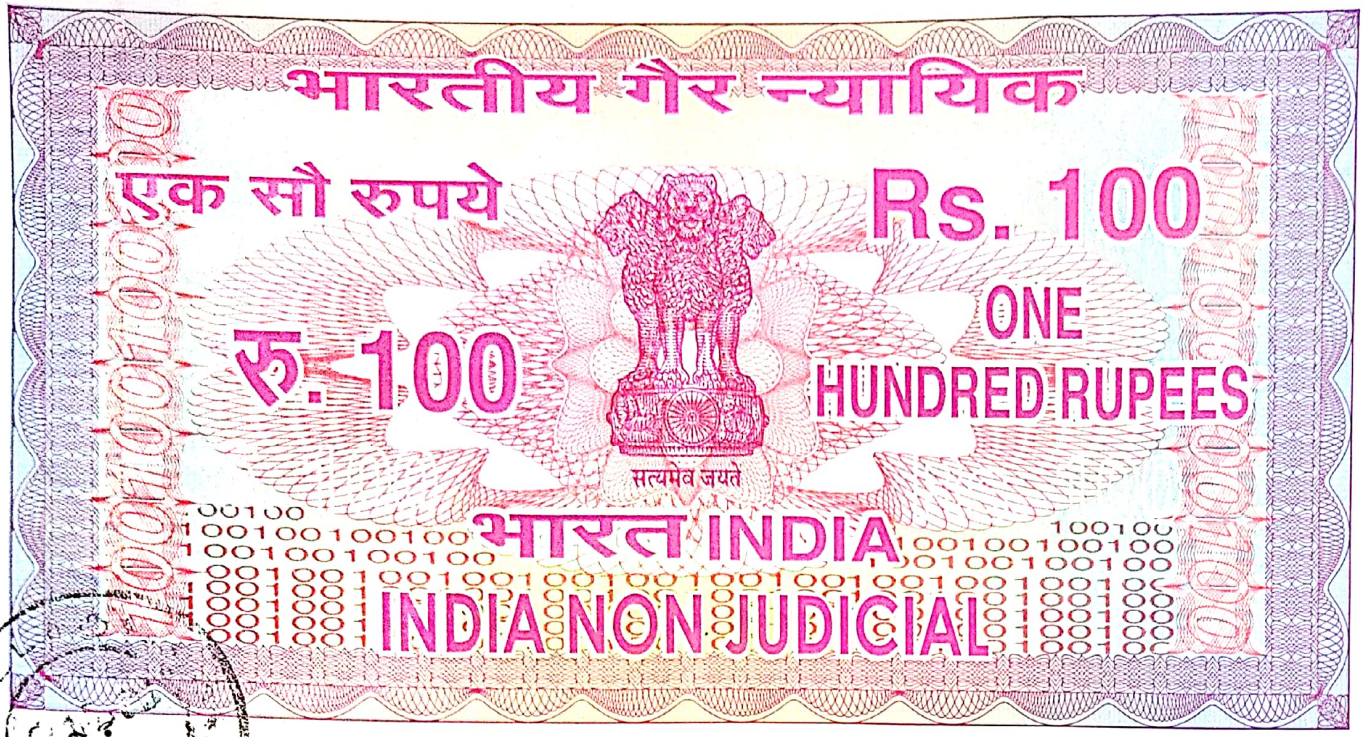
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிழ்நாடு TAMILNADU 18 AUG 2026

JANE CONSTRUCTIONS

FH 244960

B. NAINA MOHAMED
STAMP VENDOR
L.No.29 / CH (S) / 2010
Chromepet, Chennai - 600 044.

AFFIDAVIT-CUM-DECLARATION

From
M/s. JANE CONSTRUCTIONS
Rep. by its Proprietor, **R. SHEEBA**
No. 4, Sudha Avenue First Street,
Chitlapakkam, Chengalpattu – 600064.

To
The Chairperson
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
"RERA Tower", No. 133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Respected Sir/Madam,

Sub: Submission of Affidavit stating the reason for the ongoing status of the project and details of pending development works with expected completion dates – Proposed Layout Project **"SANGEETHA NAGAR"**, comprised in Survey Nos. **201/4A, 201/4B & 201/4C**, Puliyambakkam Village/Panchayat, Walajabad Panchayat Union/Taluk, Kancheepuram District, Tamil Nadu – Reg.

For JANE CONSTRUCTIONS

R.

Proprietor

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Ref: 1. TNRERA File No. **TNRERA/PLF/5183/2026**, dated 22.07.2026.

I, **R. SHEEBA**, Proprietor of **M/s. JANE CONSTRUCTIONS**, having its office at No. 4, Sudha Avenue First Street, Chitlapakkam, Chengalpattu – 600064, being the Promoter of the proposed layout project namely **"SANGEETHA NAGAR"**, situated at Survey Nos. **201/4A, 201/4B & 201/4C, Puliyambakkam Village/Panchayat, Walajabad Panchayat Union/Taluk, Kancheepuram District, Tamil Nadu**, do hereby solemnly affirm, declare and undertake as follows:

1. That the project is presently **ongoing**, as certain infrastructure and development works are yet to be completed.
2. That the present status of the project is due to the **existing Panchayat Road passing through the middle portion of the layout**, for which the required road connection/work is to be coordinated with and taken up by the concerned **Panchayat/Local Body**.
3. That, except for the portion affected by the existing Panchayat Road and the related work to be carried out by the Panchayat/Local Body, the internal development works have substantially progressed.
4. That we undertake to complete all the remaining development/infrastructure works within the committed schedule mentioned below.

DETAILS OF PENDING WORKS

Sl. No.	Pending Work	Present Status / Reason for Pending	Expected Completion Date
1	**Road Formation Works**	Road work in the portion affected by the existing Panchayat Road is to be coordinated with the concerned Panchayat/Local Body. Remaining internal road works are in progress/completed substantially.	**31.12.2027**
2	**Storm Water Drain / Trench Works**	Yet to be commenced. The work will be taken up and completed as per the proposed development schedule.	**31.03.2027**
3	**Street Lights**	Street light installation work will be completed after completion of the required road/infrastructure works.	**31.03.2027**

For JANE CONSTRUCTIONS

R. Sheeba

Proprietor

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Sl. No.	Pending Work	Present Status / Reason for Pending	Expected Completion Date
4	**Water Supply Facility including required OHT**	The required water supply infrastructure shall be completed in coordination with the Local Body, Puliyambakkam Village Panchayat. The necessary letter/certificate from the Local Body confirming the availability/provision of water supply facilities shall be obtained and submitted at the time of applying for the Completion Certificate.	**31.03.2027**

6. That the above pending works shall be completed by us within the respective expected completion dates mentioned in the above table, subject to the works falling within the scope of the Promoter and necessary coordination/clearances from the concerned Local Body and other competent authorities.

7. That, in respect of the Panchayat Road passing through the middle of the layout, we shall coordinate with the concerned **Panchayat President/Local Body** for completion of the required road connection/work and extend our full cooperation for completing the same.

8. That we shall ensure that the required infrastructure and development facilities are provided in accordance with the approved layout plan and the applicable rules, regulations and requirements of the competent authorities.

9. That the project details are as follows:

Project Name: SANGEETHA NAGAR
TNRERA File No.: TNRERA/PLF/5183/2026
Survey Nos.: 201/4A, 201/4B & 201/4C
Village/Panchayat: Puliyambakkam Village/Panchayat
Taluk/Panchayat Union: Walajabad Panchayat Union/Taluk
District: Kancheepuram
State: Tamil Nadu
Promoter: M/s. JANE CONSTRUCTIONS, Rep. by its Proprietor R. SHEEBA

10. That we hereby undertake to complete the above-mentioned pending works within the committed time schedule and to comply with any further requirements/instructions issued by the Tamil Nadu Real Estate Regulatory Authority.

11. That this Affidavit-Cum-Declaration is submitted in response to the scrutiny/query raised by the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** regarding the ongoing status of the project and the pending development works.

For JANE CONSTRUCTIONS

R. Sheeba

Proprietor

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We therefore humbly request the Hon'ble Authority to kindly take this Affidavit-Cum-Declaration and the pending-work schedule on record and process the application for **TNRERA Registration Certificate** at the earliest.

VERIFICATION

I, **R. SHEEBA**, Proprietor of **M/s. JANE CONSTRUCTIONS**, do hereby solemnly verify that the contents of the above Affidavit-Cum-Declaration are true and correct to the best of my knowledge, information and belief and that no material facts have been concealed therefrom.

Verified at **Chennai** on this **18th day of August 2026**.

For JANE CONSTRUCTIONS

R. S

Proprietor

DEPONENT

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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.