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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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

DATE: 29.07.2026

From

M/s. L&T Developers, represented by its Authorised Signatories,
Mr. Lalit Kumar Jain and **Mr. Munilal J. Jain**
Gurudev Palace, 5th Floor,
21A, P.R. Road, 1st Lane,
Choolai, Chennai – 600112.

To

The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
TNRERA Building,
No. 133, G Block, 1st Avenue,
Anna Nagar (East),
Chennai – 600102.

Dear Sir,

Sub: Declaration regarding the completion of Internal Roads, Stormwater Drains, Street Lights, and Electricity Infrastructure for the project **"The Royal Springs."**

Ref: Application for Registration under the Real Estate (Regulation and Development) Act, 2016.

We, **M/s. L&T Developers**, represented by our Authorised Signatories, **Mr. Lalit Kumar Jain** and **Mr. Munilal J. Jain**, respectfully submit this declaration in connection with our application for registration of the residential layout project named **"The Royal Springs"** under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules framed thereunder.

For L & T DEVELOPERS
Authorised Signatory

For L & T DEVELOPERS
Authorised Signatory

The project is situated in **Survey Field Nos. 128/1A1, 128/2A, and 128/3A**, located at **Konalai Village, Mannachanallur Taluk, Tiruchirappalli (Trichy) District, Tamil Nadu**. The project has been planned and developed in accordance with the applicable statutory requirements, approved layout conditions, and the relevant provisions of the local planning authorities.

We hereby state and confirm that all the essential infrastructure works required for the development of the layout have been completed within the project area. The completed development works include the formation and construction of **internal roads**, the construction of a proper **stormwater drainage system** for effective rainwater management, the installation of **street lighting infrastructure** to ensure adequate illumination and public safety, and the provision of **electricity infrastructure** required for the layout in accordance with the standards prescribed by the concerned authorities.

These infrastructure facilities have been executed to facilitate the orderly development of the layout and to provide the necessary civic amenities for the benefit of the prospective purchasers and future occupants. The completed works ensure safe access within the layout, efficient drainage during rainy seasons, adequate street lighting for public convenience, and the availability of electrical infrastructure necessary for future service connections.

We further declare that the above-mentioned development works have been completed to the best of our knowledge and belief and are in conformity with the applicable rules, regulations, and conditions imposed by the competent authorities. This declaration is made in good faith and is submitted as part of the documents required for processing

For L & T DEVELOPERS

Authorised Signatory

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our application for registration before the Tamil Nadu Real Estate Regulatory Authority (TNRERA).

We respectfully request the Authority to take this declaration on record and consider the same while processing our application for registration of the project. We assure the Authority of our continued compliance with all applicable statutory provisions and any further requirements that may be communicated during the course of scrutiny of our application.

Thanking you.

Yours faithfully,

For L & T DEVELOPERS

Authorised Signatory

For L & T DEVELOPERS

Authorised Signatory

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	M s L AND T DEVELOPERS MUNILAL J JAIN	**Payment Generated**	:	10/03/2026
Application No	:	NMOJYIMK	**Payment Completed**	:	10/03/2026
Fees Type	:	**Demand Fees**			
Receipt Number	:	2026031058386			
Transaction ID	:	1070763444555			

Demand Details:

S.No	Description	Amount
1	Display Board Charges	1500.00
2	SubDivision Charges	116000.00
3	Development Charges	59490.00

Total Amount : 176990

Amount In Words : Rupees One Lakh Seventy Six Thousand Nine Hundred Ninety Only

With Regards,
DTCP

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

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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.