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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Nishant Ranka Hosur

- 4 AUG 2026

DR 841691

S. NASARATHUNNISA
STAMP VENDOR
S.V.L. No. 3/2021/KGI
HOSUR - 635109. TAMILNADU

AFFIDAVIT

Affidavit cum Declaration of 1.Ramesh Reddy 2.M/s.DRA Realty Pvt.Ltd, 3.M/s.SEVAGANAPALLI LAND PARTNERS For Athorised person & Director. Represented by Mr.Nishant Ranka are the promoter of the proposed project Approved Layout at at **S.F.No. 158/1C9A, 158/1C9B, 166/1, 166/2B2, 166/3A, 166/3B, 166/3C,166/3D,166/3E1, 166/3E2, 166/3F, 167//2C, 167/2D, 167/1G, 168/1B, 176/1B2D, 176/2B4A, 177/1A1A,177/1A1B, Sevaganapalli Village And Panchayat, Hosur Taluk,Krishnagiri District.**

Pending Infrastructure / Development Works

The following infrastructure and development works are pending and shall be completed by the Promoter in accordance with the approved DTCP Layout Plan, the conditions of layout approval, the Real Estate (Regulation and Development) Act, 2016, and the Tamil Nadu Combined Development and Building Rules, 2019.

For SEVAGANAPALLI LAND PARTNERS
Authorized Signatory

For DRA REALTY PRIVATE LIMITED
Director / Authorised Signatory

1. Formation and completion of internal roads, including WBM/BT/CC road works, as per the approved layout plan.

2. Completion of storm water drains/open side drains along the internal roads.

3. Completion of water supply system, including borewell, overhead tank, pipelines and distribution network.

4. Installation and commissioning of street lighting, including poles, LED fittings and electrical infrastructure.

5. Completion of electrification and obtaining permanent service connection from TANGEDCO.

6. Development of the Open Space Reservation (OSR) area as approved by DTCP.

7. Development of parks, children's play area and other common amenities, wherever approved.

8. Completion of avenue plantation and landscaping along roads and common areas.

9. Completion of rainwater harvesting structures and surface water management works.

10. Site grading, cleaning and removal of construction debris.

11. Completion of all remaining infrastructure and development works specified in the DTCP Layout Approval Proceedings and the sanctioned layout plan.

12. Obtaining all pending statutory utility service connections and completion certificates from the respective authorities, wherever applicable.

Declaration

The Promoter hereby undertakes to complete all the above-mentioned pending infrastructure and development works within the timeline declared before the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and strictly in accordance with the approved DTCP Layout Plan and all applicable statutory requirements.

For SEVAGANAPALLI LAND PARTNERS

Authorized Signatory

Signature of the Promoters

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

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.