

RE

REGULATORY RECORD

# RERA Document

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தமிழ்நாடு தமில்நாடு TAMILNADU  
14 MAY 2026



Mrs.P.Kotteshwari  
Mr.S.Lokesh  
Mr.K.Pugazhendhi

FD 936779

R.LAKSHMANAN  
STAMP VENDOR  
L.C.No: 6/772/B3/96  
No:261, E.V.R. ROAD  
AMINJIKARAI, CHENNAI-29

Form B

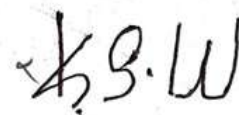
[See Rule 3(4)]

**Affidavit cum Declaration**

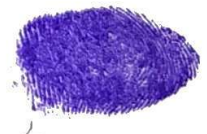
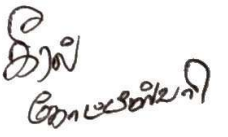
We **1.Mrs.P.KOTTESHWARI** (PAN: DICPK0086B, Aadhar card No.9680 8512 7888) wife of Mr.Pugazhendhi, aged about 56 years residing at No.241, V.G.P Nagar, Panneer Nagar, Mogappair, Chennai - 600037 and **2.Mr.S.LOKESH**, (PAN:ADDPL2229A, Aadhar Card No.7916 7088 8499), son of late Mr.Sridhar, aged about 41 years, residing at No.176, GNT Road, Redhills, Chennai - 600052, **3.Mr.K.PUGAZHENDHI** (PAN:AKEPP3238R, Aadhar Card No.2336 4111 1932) son of Mr.Kuppurethinam, aged about 63 years residing at No.241, V.G.P Nagar, Panneer Nagar, Mogappair, Chennai - 600037 we are the promoters for the project "**SELVAKUMARAN NAGAR - 2**" do hereby solemnly state and affirm as follows: -

 திரு  
கொண்டி





1. We Submit that we are the promoter of the residential layout and the said project in S.No.304/4, 304/5, 306/2, 306/5A1, 307/1A1A, 307/2A & 322/4 of Sholavaram Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union, Tamilnadu State.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter – Project completed.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That We / promoter 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That We / promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

K.S.W



9. That We/ promoter 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.

*[Handwritten signature]*



*[Handwritten text in Tamil: கீழ்க் கண்டிரும்]*

*[Handwritten signature: K.S.W.]*

Deponent

**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 Chennai on this 14<sup>TH</sup> day of June 2026.

*[Handwritten signature]*



*[Handwritten text in Tamil: கீழ்க் கண்டிரும்]*

*[Handwritten signature: K.S.W.]*

Deponent

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

