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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DIGITALLY VERIFIED RECORD

Consent Letter for Maintaining and Operating Bank Account for a Real Estate Project

From

1. **Mrs. VIJAYALAKSHMI,**
   D/o. Mr. Vijayaraghavalu Bashyam Naidu,
   Residing at 334, Second Main Road,
   Babu Nagar, Villivakkam, Chennai-600 049
2. **Mrs. USHA RANI,**
   Wife of Mr. G. Sampath,
   Residing at Old No. 2, New No. 3, Flat B1, 18th Avenue,
   Ashok Nagar, Chennai 600 083
3. **Mrs. BALRAJ NALINI DEVI**

   W/o. R. Balraj,
   Residing at Plot No. 13 & 14, Kamaraja Road,
   Alwar Thiru Nagar, Chennai-87

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai

Sir,

We, the undersigned, residing at the above-mentioned addresses, along with **Jain Housing LLP (hereinafter referred to as "The Promoter"),** having their office at No. 98/99, Habibullah Road, T. Nagar, Chennai-17 have jointly filed an application with TNRERA for the registration of the real estate project on the land measuring 2 Acres 21 Cents, comprised in S. Nos. 1/2A, 1/2B, 1/2C, 1/2D, 1/2E, 1/2F & 1/2G, situated at Puthur Village, Vandalur Taluk, Chengalpattu District, within the Kattankulathur Panchayat Union Limit, in compliance with Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

J. Vijayalakshmi S. Usharani. B. Nal

1. We the landowners, who have entered into an agreement with the Promoter for the development of the above-mentioned real estate project.
2. In compliance with Section 4(2)(l)(D) of the Act, the following accounts have been opened by the Promoter for the project **"JAINS ASHWIT NAGAR"** at ICICI Bank, Nungambakkam Branch:
    - **RERA Designated Collection Account (100%)** – Account No: 777705240930
    - **RERA Designated Separate Account (70%)** – Account No: 777705240931
    - **RERA Designated Transaction Account (30%)** – Account No: 777705240932
3. 70% of the amount realized from the allottees for the above real estate project, including the sale amount of my/our undivided share, will be deposited in the aforementioned accounts.
4. We hereby convey our consent for maintaining and operating the above-mentioned accounts by the Promoter, Jain Housing LLP.

Name of the Landowner/s	Mobile No.	Signature	Date
Mrs. VIJAYALAKSHMI,	7358303020	J. Vijayalakshmi	27-01-2026
Mrs. USHA RANI,	9786645290	S. Usharani.	27-01-2026
Mrs. BALRAJ NALINI DEVI	9283676016	B. Nalini	27-01-2026

J. Vijayalakshmi S. Usharani. B. Nalini

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.