Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate



தமிழ்நாடு तमिलनाडु TAMILNADU 15 SEP 2026 FZ 934761

R. RAMASAMY,
STAMP VENDOR
L.No:3861/83
D.M.COURT, KARUR.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr.C.Ramasamy promoter of the proposed project comprised in Survey No.793/3A,1.10 Ares,Karur Panchayat Union, Manmangalam Village, Karur District Vide his authorization Date 15.09.2026

I, Mr.C.Ramasamy promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with _____ who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances. OR
Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / 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.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 15.09.2026

Deponent

அனுப்புநர்

திருமதி.ஜெ.விஜயலெட்சுமி

வட்டார வளர்ச்சி அலுவலர்

ஊராட்சி ஒன்றியம், கரூர்

கரூர்

பெறுநர்

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை

No. எண்.1A, முதல் தளம்,

காந்தி இர்வின் சாலை

ஏழூர்,

சென்னை -600 008

ந.க/ஆ / 9 /2026 நாள்: 11/09/2026

அய்யா,

பொருள் : கரூர் மாவட்டம் - மண்மங்கலம் வட்டம் - கரூர் ஊராட்சி ஒன்றியம் - மண்மங்கலம் ஊராட்சி / கிராமம், சர்வே எண்:793/3A -ல் 0.44.53 ஹெக்/ ஏர்ஸ் இடத்தில் மனைப்பிரிவில் அமையும் கட்டிடத்திற்கு தேவையான குடிநீர் குறித்த விபரம் தெரிவித்தல் தொடர்பாக

பார்வை : திரு.C.ராமசாமி S/o லேட் சின்னப்பகவுண்டர் என்பவரது மனு நாள் .2026

கரூர் மாவட்டம் - மண்மங்கலம் வட்டம் - கரூர் ஊராட்சி ஒன்றியம் - மண்மங்கலம் ஊராட்சி / கிராமம், சர்வே எண்:793/3A -ல் 0.44.53 ஹெக்/ ஏர்ஸ் இடத்தில் மனைப்பிரிவில் அமையும் கட்டிடத்திற்கு தேவையான குடிநீர் குறித்த விபரம் கோரி பார்வை (1) ல் காணும் மனுவில் தெரிவிக்கப்பட்டுள்ளது.

மனுதாரரின் உத்தேச மனைப்பிரிவு அமையும் இடம் நேராய்வு செய்யப்பட்டது மனுதாரரின் அமையும் இடம் மாவட்ட நகர் ஊரமைப்பு அலுவலரின் (DTCP NO.ம.வ/மா.ந.ஊ.அ(க.மா)எண்:161/2025) அனுமதி பெற்றுள்ளார் மற்றும் கரூர் ஊராட்சி ஒன்றியம் - மண்மங்கலம் ஊராட்சி / கிராமத்தின் மூலம் ROC NO.01/2026-2027, SRI VANGALAMMAN GARDEN EXTEN என்ற பெயரில் மனைப்பிரிவு அமைத்துள்ளார் இம்மனைபிவிற்கு தேவையான குடிநீர் 250 மீ தொலைவில் உள்ள குடிநீர் தொட்டியில் இருந்து மனைப்பிரிவு வழியாக செல்லும் குடிநீர் குழாய் மூலம் மனைபிரிவில் வீடு கட்டுவோருக்கு உடனடி குடிநீர் வசதி செய்து தர ஊராட்சி நிர்வாகம் முடிவு செய்து அதற்கான வளர்ச்சி நிதியும் பெறப்பட்டுள்ளது என்பதை பரிந்துரைத்து அனுப்பப்படுகிறது என்பதை பணிவுடன் தெரிவித்துக்கொள்கிறேன்.

11/9/26

வட்டார வளர்ச்சி அலுவலர்

ஊராட்சி ஒன்றியம், கரூர்.

11/09/26

நகல்

1)TNRERA அவர்களுக்கு தகவலுக்காக பணிந்தனுப்பப்படுகிறது.

2)திரு.C.ராமசாமி S/o லேட் சின்னப்பகவுண்டர்
கதவு எண் 3/20,காளிபாளையம்,மண்மங்கலம் கிராமம்,
மண்மங்கலம் வட்டம் கரூர் மாவட்டம்,

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.