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™
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DIGITALLY VERIFIED RECORD

IDBI BANK

CIN: L65190MH2004GOI148838

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Sir,

Sub: TNRERA – Application for registration of a real estate project - Layout of house sites Comprised in S.No. 389/1A, 389/1B. 390/1A1, 390/1A2 AND 390/3, at Sirukalathur Village, Kundrathur taluk, Kancheepuram Dt – Opening a separate account for the project - Reg.

***

Ref: Project details: i. Name of the project **Vanavil Avenue Part III**
ii. Layout
iii.Comprised in S.No. 389/1A, 389/1B. 390/1A1, 390/1A2 AND 390/3, Sirukalathur Village, Kundrathur taluk, Kancheepuram Dt.

It is certified that C.Balakrishnan, Gandhi Street, Azhakesan Nagar, Nandhambakkam, Kundrathur, Kancheepuram Dt has opened three accounts in our bank as given below.

a) RERA Designated Collection Account (100%) – Account No. **0370102000017152**

b) RERA Designated Separate Account (70%) – Account No. **0370102000017161**

c) RERA Designated Transaction Account (30%) – Account No. **0370102000014100**.

The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy Percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

2. In compliance of the Section 4(2)(l)(D) of the RERA Act, the amount deposited in the 'RERA Designated Separate Account (70%)' shall be withdrawn by the promoter after it is certified by the

(i) Engineer,
(ii) Architect, and
(iii) Chartered Accountant in practice

Stating that the withdrawal of the amount from the 'RERA Designated Separate Account' is in proportion to the percentage of completion of the project.

3. The balance amount available will be released and the said three accounts will be closed only on production of Completion Report of the aforesaid real estate project issued by the Tamil Nadu Real Estate Regulatory Authority.

Signature of the Bank Manager/
Authorised Signatory
(with official seal and official e-mail ID)

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.