Verified RealEstate™

RE REGULATORY RECORD

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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 17.06.2026

FP 468277

Isha Homes India private Limited

Parasmal Parakh Dineshkumar

B. Ram

B. ராமன், B.T.Ed., B.Lit., B.Ed

முத்திரைத்தாள் விற்பனையாளர்

உரிமம் எண்: 11/2021

எம்.ஜி.ஆர். நகர், விராலிமலை,

புதுக்கோட்டை மாவட்டம்.

செல்: 7603967424

2025

PUDUKKOTTAI

AFFIDAVIT CUM DECLARATION

(FORM B)

(Survey Nos. 230/15, 231/6A, 231/3, 230/14A & 213/14B)

Affidavit cum declaration of

1. Mrs. D. JOTHI (I.D. Proof: Aadhaar No.: 8991 4929 3008 / PAN.: ADPPJ1309M), Wife of Mr. Dinesh Jain, aged about 48 years, residing at No. 26, Kajapettai Main Road, Kajapettai, Palakkarai, Tiruchirappalli, Tiruchirappalli District, Tamil Nadu - 620 001;

2. Mrs. K. KAVITHA (I.D. Proof: Aadhaar No.: 6873 6640 1857 / PAN.: AAHPK8369F), Wife of Mr. Kailash Jain, aged about 52 years, residing at No. 25, Kajapettai Main Road, Kajapettai, Palakkarai, Tiruchirappalli, Tiruchirappalli District-620001 Tiruchirappalli, Tiruchirappalli District, Tamil Nadu - 620 001

3. Mrs. S. PREMALATHA ((I.D. Proof: Aadhaar No.: 5244 7308 2246 / PAN.: AAGPP5493C), Wife of Mr. R. Sureshkumar, aged about 62 years, residing at No. 11, Pugaliya Pillai Street, Near State Bank of India, Tiruchirappalli, Tiruchriappalli District-620002 duly represented by their Power Agents

1. Jothi

2. K. Kavitha

3. Premalatha .S.

For ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

1. M/s. ISHA HOMES (INDIA) PRIVATE LIMITED, (PAN: AABCI3675B), a company incorporated under the provision of the Companies Act, 1956, having its registered office at having its Office at Old No. 55, New No.74, First Avenue, Indira Nagar, Adyar, Chennai - 600 020, represented by its authorized signatory **Mr. S. RAMADOSS** [Aadhaar No. 7078 2522 7739], S/o. Mr. Sankar, aged about 45 years, (Resolution dated 16.06.2026 passed by the Board of Directors of M/s. ISHA HOMES (India) PRIVATE LIMITED),

2. Mr. PARASMAL PARAKH DINESHKUMAR (PAN: AAGPD4907R), (Aadhaar No. 2099 4778 6170), (Mobile No. 9443625241) son of Mr. Paras Mal Parakh, aged about 52 years, residing at 26, Kajapettai Main Road, Palakkarai, Tiruchirappalli, Tiruchirappalli District - 620 001 in the Residential Layout project known as **"ISHA PARAS PARADISE"** situated in **Survey Nos. 230/15, 231/6A, 231/3, 230/14A & 213/14B** and situated at Kallikudi South Village, Mattaparaipatti Road, Srirangam Taluk, Tiruchirappalli District, Tamil Nadu State.

we, **Mr. S. RAMADOSS & Mr. PARASMAL PARAKH DINESHKUMAR** the project do hereby solemnly declare, undertake and state as under;

1. That we, **Mr. S. RAMADOSS & Mr. PARASMAL PARAKH DINESHKUMAR** owned and who possess a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the project is already **completed**
4. That seventy percent of the amounts realized by proprietor 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. **NA**
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.**NA**
6. That We 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.**NA**

1.
2. K. Kamala
3. Premalatha. S.

For ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

7. That We shall take all the pending approvals on time, from the competent authorities.

8. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We 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.

1.

2.

3. Premalatha. S.

for ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

Deponents

Verification

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

Verified by us at **Trichy** on this **17th day of JUNE, 2026.**

for ISHA HOMES (INDIA) PVT LTD.

Authorised Signatory

1.

2.

3. Premalatha. S.

Deponents

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.