Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

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DIGITALLY VERIFIED RECORD




தமிழ்நாடு तमिलनाडु TAMIL NADU 27AC 338443

26 FEB 2024

D. தமயந்தி, B.A.
வழக்குரைஞர் விற்பனையாளர்
R.C.No. 3156/ B1/2009/19
உளுந்தூர்பேட்டை, தமிழ்நாடு

**FORM'B'**

**[See rule 3(4)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNEDBYTHEPROMOTERORANYPERSONAUTHORIZEDBYTHEP ROMOTER**

Affidavitcum Declaration

AffidavitcumDeclarationofof P.MANIVEL

theproposed project Siruvathur Village

I, P.MANIVEL

of the proposed project do hereby solemnly declare,undertakeandstate asunder:

1. ThatI/promoterhave/hasalegaltitle tothelandonwhichthe developmentoftheprojectisproposed

P.manivel.

OR

Haveenteredintojointdevelopmentagreement/collaborationagreement /developmentagreementoranyotheragreementwith_____

Who

possessalegaltitletothelandonwhichthedevelopmentoftheproposedprojectistobe carriedout and a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development oftheprojectisenclosedherewith.

2. That the said land is free from all encumbrances.

OR

Possesssuchencumbrances as

Enclosed includingdetailsofanyrights, title, interest or name of any party in or over such land, along withdetails.

3. Thatthetimeperiodwithinwhichtheprojectshallbecompletedbyme/promoteris Completed.

4. That seventy per cent of the amounts realised by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. ThatI/promotershallgettheaccountsauditedwithinsixmonthsaftertheend of every financial year by a chartered accountant in practice, and shallproduce a statement of accounts duly certified and signed by such charteredaccountant to the Authority and it shall be verified during the audit that theamountscollectedfora particular project have been utilisedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That I / promoter shall take all the pending approvals on time, from thecompetent authorities.

8. That I / promoter have / has furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

Deponent

Pranjal.

**Verification**

ThecontentsofmyaboveAffidavitcum Declarationaretrueand correctandnothing materialhasbeen concealedbymetherefrom.

Verifiedbyme at_____onthis_____dayof_____.

Deponent

Pranjal.

## TOTAL PROJECT COST

**1)SITE CLEARENCE CHARGE - Rs.10,50,000**

**2)SITE FENCING CHARGE – Rs.2,20,000**

**3)TAR ROAD WORK CHARGE – Rs.15,00,000**

**4)DRAINAGE CHARGE – Rs.9,00,000**

**5)EB – Rs.2,00,000**

**TOTAL - Rs.38,70,000**

## PROJECT ADDRESS

**THE PROJECT TO BE COMPRISED IN S.NO 58/4A2B,4B,4C AT AN EXTEND OF 1.31.50ACRE IN SIRUVATHUR VILLAGE, KALLAKURICHI PANCHAYATH UNION, CHINNASALEM TALUK, KALLAKURICHI DISTRICT.**

## EXTENT OF LAND

**I. 58/4A2B – 0-16.84ARES**

**II. 58/4B - 0-18.50 ARES**

**III. 58/4C - 0-18.00 ARES**

**TOTAL EXTEND – 1.31.5 ACRE**

| SITE ADDRESS | PROJECT DETAILS | STATUS OF THE PROJECT | CASE PENDING, IF ANY | TYPE OF LAND(SELF-DEVELOPMENT Or JV) | PAYMENT BENDING |
|---|---|---|---|---|---|
| SIRUVATHUR VILLAGE | 58/4A2B, 4B,4C | COMPLETED | COMPLETED | SELF DEVELOPMENT | PAID FULLY |

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.