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

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DIGITALLY VERIFIED RECORD

Consent Letter for maintaining and operating bank account for a real estate project

From
R.VIJAYAKUMAR
No.13, A/14, Kalaimagal Nagar 3rd Main Road,
Ekkattuthanagal, Guindy, Chennai-600 032
Mobile No.8939955553
E-mail ID. sales@bmproperties.in

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai

Sir,

I R.Vijayakumar, residing at No.13, A/14, Kalaimagal Nagar 3rd Main Road, Ekkattuthanagal, Guindy, Chennai-600 032 along with (name and address of the promoter) **M/s.BLUEMOON PROPERTIES**, having its registered office at No.15/4, 12th Avenue, Ashok Nagar, Chennai 600 083 have jointly filed an application with TNRERA for registration of the real estate project "Bluemoon Paradise" Situated at Stilt Floor + 5 Floors Residential Building (Height-18.25m) with 10 Dwelling Units availing premium FSI at Regularised Plot, Old Door No.9 part, New door No.11 part, Ashtalakshmi Nagar 19th Street, Alapakkam, Chennai comprised in Old S.No.341/1D1 part and New S.No.341/1D1B of Maduravoyal Village, Maduravoyal Taluk within the Limits of Greater Chennai Corporation in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2. I/We are the landowners, who have entered into an agreement with the promoter for developing the above said real estate project.

3. In compliance of Section 4(2)(*l*)(D) of the Act, a separate account bearing number a) RERA Designated Collection Account (100%) – Account No. 409002516944, b) RERA Designated Separate Account (70%) – Account No. 409002517453, c) RERA Designated Transaction Account (30%) – Account No. 409444019819 has been opened in the name of Bluemoon Paradise (M/s.Bluemoon Properties), the promoter of the above real estate project in Ashok Nagar Branch Of RBL Bank.

4. The 70% of the amount realized for the above real estate project from the allottees will be deposited in the aforesaid account including the sale amount of my/our undivided share.

5. I/We hereby convey my/our consent for maintaining and operating the aforesaid account by the M/s.Bluemoon Properties.

Name of the Landowner/s : R.VIjayakumar

Mobile No.8939955553

Signature :

Date:20-01-2026

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.