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RE REGULATORY RECORD

RERA Document

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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 தமிழ்நாடு TAMILNADU

13 MAR 2026

Senthil Kumar

Coimbatore

EG 381872

K SANKAR (S.V.

L No. 1481/94

Nagar, Chennai-17

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

(a) Affidavit cum Declaration of **Mr.K.Senthil Kumar –V.Dinesh Kumar - B.Senthil Kumar– S.Kandhasamy –P.Ramasamy K.Boobathi Raja** promoter of the proposed project to be set up at **Avina Enclave** Proposed Layout of House sites Comprised **Plot No – 1-18 S.No. 232/10A2,232/10C2 of Arasur Panchayat & Village, Sulur Taluk , Coimbatore District;**

K. Senthil V Dinesh B S. Kandhasamy

P. Ramya K. Boobathi

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I ,**Mr.K.Senthil Kumar –V.Dinesh Kumar - B.Senthil Kumar — S.Kandhasamy –P.Ramasamy-K.Boobathi Raja** promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

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

   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.

3. That the time period within which the project shall be completed by me/promoteris **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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 theproject.

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.

K. Senthilkumar V Dinesh B S. Kandhasamy

P. Ramasamy K. Boobathi

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 16th on this March of 2026

K. Senthilkumar V Dinesh B S. Kandhasamy.

P. Ramasamy K. Boobathi

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Form-5

Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: **" Avina Enclave" Plot No – 1-18 S.No. 232/10A2,232/10C2 of Arasur Panchayat & Village, Sulur Taluk , Coimbatore District.**

Date: 16-March-2026
Mr.K.Senthil Kumar –V.Dinesh Kumar - B.Senthil Kumar – S.Kandhasamy –P.Ramasamy- K.Boobathi Raja (Name of the Promoters)
No. 76 Allangattu Valasu Gandhi Street, Alankattuvalasu, Modakurichi,Erode - 638104 (Address of the Promoter)

Subject: Certificate for **Avina Enclave** (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, **N.ARUN KUMAR** (name of the Architect/ Licensed Surveyor) having License No. **Coimbatore LPA/RE/GR-III/027/2024 on 01.07.2024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Avina Enclave** (name of the project) situated on the Plot bearing Survey no. **232/10A2,232/10C2** demarcated by its boundaries (latitude and longitude of the end points) **11.068237 77.131497** of Division **Arasur** Village **Sulur Taluk Coimbatore** District .Measuring **4850.00 sq.m**. Being developed by **Mr.K.Senthil Kumar – V.Dinesh Kumar - B.Senthil Kumar – S.Kandhasamy –P.Ramasamy - K.Boobathi Raja** (Name of the Promoters).

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned **Assistant Director Town and Country Planning Department (Planning Permission) Coimbatore has approved the Layout approval vide, ROC No. CBELPA/7A68PR30/2025/2025/TCP Date : 30/09/2025. ம. வ/ (கோ. உ. தி .கு). எண்:579/2025. திட்ட அனுமதி எண்:681/2025.**

The Panchayat President, Arasur Village Panchayat, has approved the final Layout approval Letter vide – ROC No: 04/2025-2026 Date : 11/12/2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **Coimbatore LPA/RE/GR-III/027/2024 on 01.07.2024**)

Enclosed:

Photographs of all sides of site

01/07/2025
ARUN KUMAR.N. D.C.E.,
Registered Engineer
CBE LPA/RE/Gr.III/027/2024
101-6, Rajunaidu Main Road
Sivanandha Colony, Coimbatore-641 012.
Cell: 9585661312

GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**N.ARUN KUMAR** has enrolled as **Engineer Grade –III (RE)** with District Town and country Planning, Coimbatore who has the qualification of **Diploma in (Civil Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/RE/GR-III/027/2024 on 01.07.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu in part V, "Registration of Professionals " ,Tamil Nadu Combined Development and Building Rules ,2019 approved vide G.O (Ms) No .18 MAWS (MA1) Dept.Dated 04.02.2019

This Registration Certificate is valid upto **30.06.2029**



JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY

PLANNING,COIMBATORE



BOOBATHY RAJA


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
K BOOBATHI RAJA
KANDHASAMY
28/02/1994
CFEPB4875B
Signature

From

Mr. K.Boobathi Raja
No:170 Sreenivasarao Street,Vendipalayam
Erode-638002

To

Tamil Nadu Real Estate Regulatory Authority,
No. 133, G-Block, 1st Avenue,
Anna Nagar (East), Chennai – 600102.

Respected Sir,

Sub: RERA Registration – Confirmation of non-availability of Audit report.

With reference to the above i hereby confirm the following.

This is our first project i don't have any audit report available in now. I will submit the IT returns from next financial year onwards.

Thanking you,

K. Boobathi

Yours Sincerely

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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.