Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு Rs.100 TAMILNADU DT 546875

16-07-2024

S.ரவிக்குமார்

லட்சுமி நாயக்கன் வலசு

M.P. லோகநாதன்
முத்திரைதாள் விற்பனையாளர்
உரிமம் எண்: 11/ TRP/ 2010
கதவு எண்: 174. K.P.C. நகர்
வெள்ளகோவில்-638111. திருப்பூர்மாவட்டம்

**FORM -'B'**

**[Seerule3(4)]**

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

**Affidavit cum Declaration**

Affidavit-cum-Declaration of We, **Mr.S.Ravikumar**, & **Mrs.Lakshmi Shanmugam** Promoters of the proposed project / duly authorized by the promoter of the proposed project **SF.No- 902/4 & 902/5C2 Kannivadi Village and Town Panchayat, Dharapuram Taluk, Tiruppur District, Tamil Nadu State.** vide his authorization dated **16- Jul - 2024**.

S.Ravikumar

லட்சுமி

We, **Mr.S.Ravikumar**, & **Mrs.Lakshmi Shanmugam** Promoters of the proposed project / duly authorized by thepromoter of the proposed project, do here by solemnly declare, undertake and state as under:

1.That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

We, **Mr.S.Ravikumar**, & **Mrs.Lakshmi Shanmugam** have a legal title to the land on which the development of the proposed project is to be carried out

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 real estate project is enclosed here with.

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

OR

That, details of encumbrances _____ including details of any rights title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me is **Completed**.

4. That, seventy per cent of the amounts realized by me / Promoter for the real estate project from the allotters, from time to time, shall be deposited in as separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost andshallbeusedonlyforthatpurpose.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn inproportionto the percentage ofcompletion oftheproject.

6. That, the amounts from these pirate account shall be withdrawn arteritis certified by an engineer, an architect and a chartered accountant in practice that the with draw ails in proportion to the percentage of completion of the project.

S Raidy

7. That, I/promoter shall get the accounts audited with in **Completed** 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 and it shall be verified during the audit that theamounts collected for a particular project have been utilized for the project and the with drawl has been in compliance with the proportion to the percentage of completion of the project.

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

9. That, I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I/promoter shall not discriminate against any allotted eat the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

## Verification

We, the deponent above, do here by verify the content so my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this **16 - Jul- 2024.**

Deponent

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.