

RE

REGULATORY RECORD

RERA Document

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தமிழ்நாடு தமில்நாடு TAMIL NADU 2820/-

28AC 702514

5-3-2024

M.கூப்பசாமி
மு.கூப்பசாமி

FORM - 'B'

[Seerule3(4)]

T. சங்கர்
மு.தா.விற்பனையாளர்
உ.எண்.05/2021/NMKL
நாமகிரிப்பேட்டை.

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 **M. Kuppusamy** Promoter of the proposed project/ duly
authorized by the promoter of the proposed project at Kondamanayakanpatty Village, Namakkal
district vide his authorization dated **01 March 2024**:

I, **M. Kuppusamy** Promoter of the proposed project / duly authorized by the promoter of
the proposed project, do hereby solemnly declare, under take 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

M. Kuppusamy I 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 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from this separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawals are in proportion to the percentage of completion of the project.

7. That, I/promoter shall get the accounts audited within **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 the amounts collected for a particular project have been utilized for the project and the withdrawal 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

I, the deponent above, do hereby verify the content of 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 **01 March 2024**


Deponent

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
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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.

