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RE REGULATORY RECORD

# RERA Document

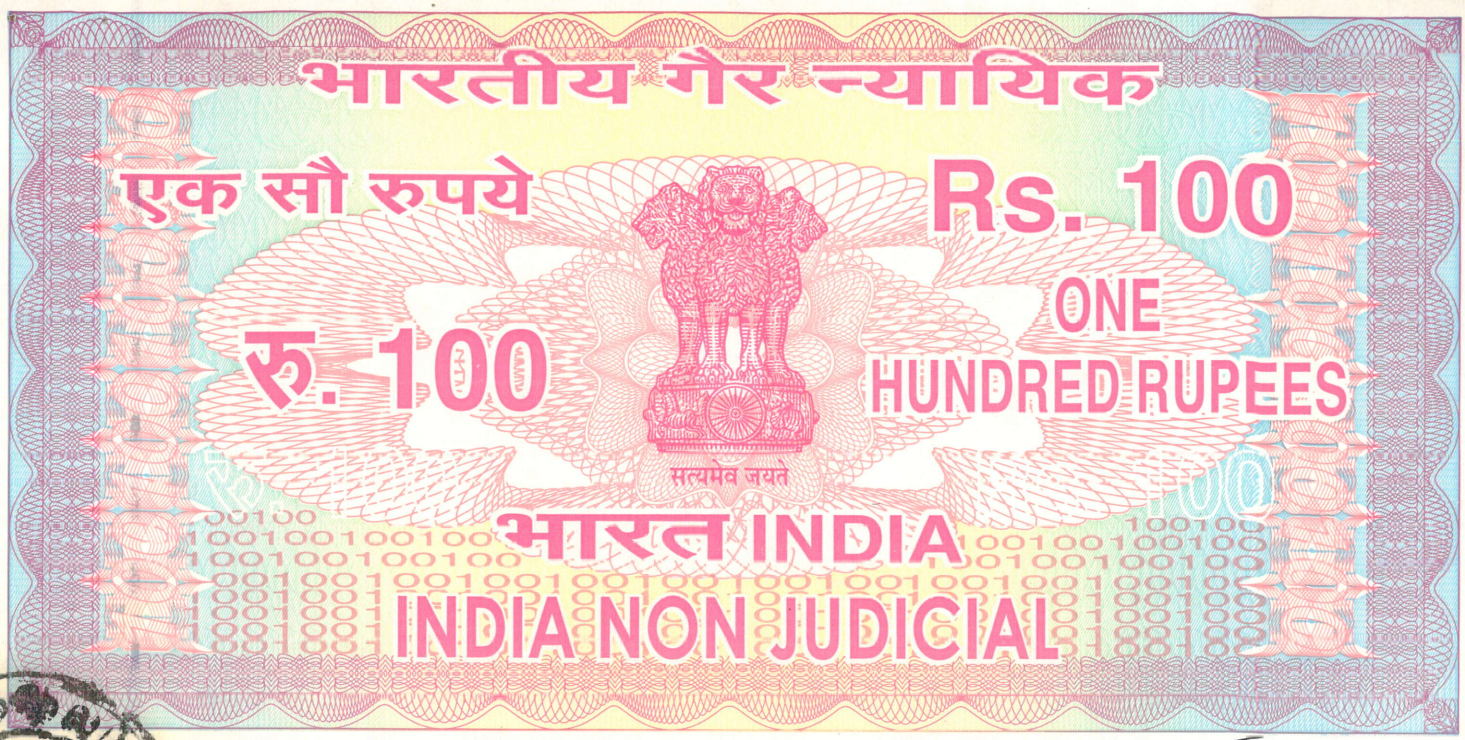
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD






தமிழ்நாடு TAMILNADU

17/05/2025

AAALAM PROMOTERS PVT. LTD.

EF 978647

M. PRABAKARAN
Stamp Vendor
No.32/5440/ஆ-3/2000
No.78, Thiruvengadapuram,
Choolaimedu, Chennai - 600 094.

## AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration M/s Aaalam Promoters Private Limited promoter and others of the proposed project " ***SECRET AURAA*** " Layout at Nemmeli Village.

We, (1) **Mr. P. SHRAVAN KUMAR RAJU** *[Pan:BJGPS2444L]* Son of Late Mr. Padmaraju Mohan Raju, aged about 40 years, residing at No.45/32, Padmanaban Street, Thyagaraya Nagar, Chennai-600 017.

For AAALAM PROMOTERS PRIVATE LIMITED

MANAGING DIRECTOR

M/s. NETHRA ENGINEERING PVT. LTD.,

Director

(2) **M/s. AAALAM PROMOTERS PRIVATE LIMITED,** *[PAN: AATCA2131J],* a company incorporated under the Companies Act 1956, having its, registered office at No.1/1, Sakthi Nagar, 2nd Street, Choolaimedu, Chennai – 600 094; represented by its Managing Director **Mr. K. MOTHISH KUMAR.**

(3) **M/s. NETHRA ENGINEERING PVT LTD,** *[PAN: AADCM9025F],* a company incorporated under the provisions of the Companies Act 1956 having its registered office at No. 2/586, I Cross, Singaravelan Salai, Neelankarai, Chennai -600 115 represented by its Director **Mrs. LAVANYA VEERARAGHAVAN.** do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have entered into Sale Agreement / joint development agreement /collaboration agreement /development agreement or any other agreement with

1.Mr. P. SHRAVAN KUMAR RAJU 2.M/s AAALAM PROMOTER PVT LTD 3.M/s. NETHRA ENGINEERING PVT LTD as a possess a legal title to the land on which the development of the proposed project is to be carried out in

***"SECRET AURAA"*** Layout Nemmeli Village @ Comprised in Survey Nos.162/1D, 2K2, 2L2, 2M, 2N, 2P, 2Q, 2R, 2S, 2U, 2V, 2W, 2X, 2Y, 2Z, 2AA, 2AB, 2AC, 2AD1, 2AD2, 2AE, 2AF, 2AG, 2AH, 3, 163/3, 1W, 171/1B7, 1B8A, 1B8B, 2B1, 2A2, 2B2, 3A1, 3A2, 3B, 4A1, 4A2, 4A3, 4A4, 4A5A, 4A5B & 172/1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8, 1A9, 1A10, 1A11, 1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A21, 1A23, 1C1, 1C2, 1C3, 2A, 2B, 1B1, 1B2. Of Nemmeli Village, Thiruporur Panchayat Union and Taluk, Chengalpet Dist.

For AAALAM PROMOTERS PRIVATE LIMITED

MANAGING DIRECTOR

M/s. NETHRA ENGINEERING PVT. LTD.,

Director

Approved by DTCP Layout No: 137/2025 Dated 30.5.25

Approved by Local body vide No: Roc.01/2025-2026 Dated 6.6.25

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.

OR

Possess such encumbrances as _____ 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 is 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 land cost.

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.

For AAALAM PROMOTERS PRIVATE LIMITED

MANAGING DIRECTOR

M/s. NETHRA ENGINEERING PVT. LTD.,

Director

6. That We / 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 the project.

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

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

9. That We / 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.

M/s. NETHRA ENGINEERING PVT. LTD.,

for AAALAM PROMOTERS PRIVATE LIMITED

Director

MANAGING DIRECTOR

**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 CHENNAI on this the day of 7th JULY, 2025.

M/s. NETHRA ENGINEERING PVT. LTD.,

For AAALAM PROMOTERS PRIVATE LIMITED

Director

**DEPONENT**

MANAGING DIRECTOR

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

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# 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.