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

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

DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலநாடு TAMILNADU

04 APR 2026

FN 290728

மு. செந்தில், ஸ்டாம்பு வெண்டர்.
தாலுக்கா ஆபீஸ் எதிரில், (குட்லக் மாடியில்)
37, கச்சேரி ரோடு, ஈரோடு-1.
உரிமம் எண் : 4506/B1/91

Mrs. R. Umarajah
Erode

FORM 'B'

[See rule 3(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 **Mrs.R.Umarajah** promoters of the proposed project; (S.F.No- **698/2A, 3A – Murungatholuvu Village & Panchayat, Chennimalai Panchayat Union, Perundurai Taluk, Erode District**)

I **Mrs.R.Umarajah** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **Mrs.R.Umarajah** have / has a legal title to the land on which the development of the project is proposed

   OR

   Have entered into joint development agreement / collaboration agreement /development agreement or any other agreement with who possess a legal title to the land on which the development of the proposed project is to be carried out

Uma Rajah

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/promoter 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, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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 utilized for the project and the withdrawal have been made in compliance with the proportion to the percentage of completion of the project.

7. That I **Mrs.R.Umarajah** shall take all the pending approvals on time, from the competent authorities.

8. That I **Mrs.R.Umarajah** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I **Mrs.R.Umarajah** 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.

Uma Rajah

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 2026 on this 04 day of 04.

Deponent

Uma Rajah.

அனுப்புதல்

திருமதி.R.உமாராஜா,

க.எண்-180/27, கிங்ஸ் லேஅவுட்,

பெருந்துறை ரோடு, ஈரோடு கலேக்ட்ரேட்(அ),

ஈரோடு வட்டம், ஈரோடு மாவட்டம்-638011.

பெறுதல்

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

ஐயா,

ஈரோடு மாவட்டம்-638011, ஈரோடு வட்டம், ஈரோடு கலேக்ட்ரேட்(அ), பெருந்துறை ரோடு, கிங்ஸ் லேஅவுட், க.எண்.180/27 என்ற முகவரியில் வசித்து வரும் **திருமதி.R.உமாராஜா** ஆகிய எனக்கு **ஈரோடு மாவட்டம், பெருந்துறை வட்டம், சென்னிமலை ஊராட்சி ஒன்றியம், முருங்கத்தொழுவு ஊராட்சி (ம) கிராமம் ரீ.சர்வே எண். 698/2A, 3A-ல் 2.915 ஏக்கர்** சொந்தமாக பாத்தியப்பட்ட நிலத்தில் வீட்டு மனைப்பிரிவுகளாக பிரித்து விற்பனை செய்வதற்கு Erode DTCP Approval No. 269/2025 Dated:27.08.2025-ல் DTCP Appproval பெற்று TNRERA Approval (TNRERA/PLI/0332/2026 Dated: 14-01-2026)-க்கு விண்ணப்பித்து இருந்தேன். தங்கள் தரப்பில் இருந்து 29.03.2026 அன்று **Form-B**-ல் என்னுடைய கையொப்பம் குறித்து விளக்கம் கேட்கப்பட்டுள்ளது. அது என்னுடைய கையொப்பம் தான் என்று அதற்கான ஆதராங்களை இத்துடன் இணைத்துள்ளேன். அதனை ஏற்று எனக்கு TNRERA அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறேன்.

நன்றி

இப்படிக்கு

Uma Rajah.

3122/2025



தமிழ்நாடு தமிலநாடு TAMILNADU

DL 989466

R. உமாராஜா

20-08-2025.

சி.எஸ். குமாரசாமி
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 24/2008/ஈரோடு
12,பி.ஆர்.எஸ். ரோடு,
சென்னிமலை, தமிழ்நாடு.

நன்கொடை ஆவணம்

20.08.2025-ம் நாள் தமிழக அரசின் மேதகு ஆளுநர் அவர்கள் சார்பாக, ஈரோடு மாவட்டம், பெருந்துறை வட்டம், சென்னிமலை ஊராட்சி ஒன்றியம், முருங்கத்தொழுவு கிராமம் முருங்கத்தொழுவு ஊராட்சி தனி அலுவலர் ஆகிய தங்களுக்கும், தங்களுக்குப் பின் தங்களது பதவி வகிப்பவருக்குமாக,

Ama Rajah

புத்தக எண் 2025-ம் வருடத்தில் 3122-ம் ஆவணம்
16 தாள்களைக் கொண்டது.
1 வது தாள்
பதிவு அலுவலர்

2231/2025



தமிழ்நாடு தமிழ்நாடு TAMILNADU

BH 933149

R. உமாராஜா

ஈ.ரோடு

10-06-2025

சி.எஸ். குமாரசாமி
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 24/2008/ஈரோடு
12,பி.ஆர்.எஸ். ரோடு,
சென்னிமலை, தமிழ்நாடு.

VERIFIED

பொது அதிகார ஆவணம்

(குடும்ப நபர்கள்)

10.06.2025-ம் தேதி ஈரோடு மாவட்டம், ஈரோடு வட்டம், ஈரோடு - 638 011, ஈரோடு கலெக்ட்ரேட், பெருந்துறை ரோடு, Kings Layout, கதவு எண்.180/27-ல் வசிக்கும் N.K.K.P.ராஜா அவர்களின் மனைவி **R.உமாராஜா (ஆதார் அட்டை எண்.2811 0828 1094 & Cell No.98427-88888) Age-58** ஆகிய தங்களுக்கு,

எழுதிக்கொடுப்பவர்

Prajita Raaja

எழுதிப்பெறுபவர்

Uma Rajah

1...புத்தகம்...2025...ம் வருடத்திய 2231...ம் ஆவணம்
12.....தாள்களைக் கொண்டது.
1.....வது தாள்
பதிவு அலுவலர்


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAZPU1312L
UMA RAJAH
BALASUBRAMANIAM
Date of Birth
Signature


भारत सरकार
GOVERNMENT OF INDIA
Umamaheswari R
2811 0828 1094
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address:
WIO Raaja N K K P, 180/27, kings laayout, Perundurai Road Surampatti, Erode, Erode, Tamil Nadu, 638011

Uma Rajah

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.