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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU 21 JAN 2026 FT 060885

M. VELMURUGAN
STAMP VENDOR L. No. 2/2003
2, Thirupugal Street,
PALAYAMKOTTAI,
TAMIL NADU.

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 **P.RADHAKRISHNAN** (Power Agent) and **"KRISHNA MATERNITY HOME AND PEDIATRIC CENTRE PRIVATE LIMITED"** (Land Owner) Firm of the proposed project "SMS NAGAR", situated at Survey No. 285/1 & 286 of KEELANATHAM VILLAGE, PALAYAMKOTTAI PANCHAYAT UNION, PALAYAMKOTTAI TALUK, TIRUNELVELI DISTRICT;

We, **P.RADHAKRISHNAN** (Power Agent) of **KRISHNA MATERNITY HOME AND PEDIATRIC CENTRE PRIVATE LIMITED** (Land Owner) Firm of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have a legally valid authentication of title of such land along with an authenticated copy of the REGISTERED DEED between such owner and vendor is enclosed herewith for Survey No. 285/1 & 286 of Pollo is

Dr. S. Raju, M.D.(Ped.) D.C.H.
Consultant Pediatrician
Krishna Maternity Home & Pediatric Centre Pvt.Ltd
ISO 9001 : 2015
Plot No.4, North High Ground Road
Palayamkottai 627 002

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KEELANATHAM VILLAGE, PALAYAMKOTTAI PANCHAYAT UNION, PALAYAMKOTTAI TALUK, TIRUNELVELI DISTRICT
on which the development of the proposed project is to be carried out.

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

3. That the time period within which the project is completed by Us.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.

P. ராஜகுமாரன்
Deponent

Dr.S.Raju, M.D.(Ped. D.C.H.
Reg.No. 31635
Consultant Pediatrician
Krishna Maternity Home & Pediatric Centre Pvt.Ltd
ISO 9001 2015
Plot No.4, North High Ground Road
Palavamkottai 627 002

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Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at PALAYAMKOTTAI on this 21TH day of JANUARY 2026.

Deponent

Dr.S.Raju, M.D.(Ped.) D.C.H.
Reg.No. 31635
Consultant Pediatrician
Krishna Maternity Home & Pediatric Centre Pvt.Ltd
ISO 9001 2015
Plot No.4, North High Ground Road
Palayamkottai 627 002

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Acknowledgement Number:175818020311225 **Date of filing : 31-Dec-2025**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

(Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified)
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2025-26

PAN	AQGPR8664P		
Name	PITCHAIAH RADHAKRISHNAN		
Address	51 E I , VEDATHRI NAGAR PETTAICHERMADEVI ROAD TOWN, TIRUNELVELI , TIRUNELVELI , 29-Tamil Nadu, 91-India, 627001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(4)- After due date	e-Filing Acknowledgement Number	175818020311225

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	11,98,800
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	83,013
	Interest and Fee Payable	5	17,487
	Total tax, interest and Fee payable	6	1,00,500
	Taxes Paid	7	0
	(+) Tax Payable /(-) Refundable (6-7)	8	(+) 1,00,500
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and Interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

Income Tax Return electronically transmitted on 31-Dec-2025 23:24:48 from IP address 49.37.193.253 and verified by PITCHAIAH RADHAKRISHNAN having PAN AQGPR8664P on 31-Dec-2025 using paper ITR-Verification Form /Electronic Verification Code E4LHFMKGRI generated through Aadhaar OTP mode

System Generated Barcode/QR Code

AQGPR8664P03175818020311225e3d14eba2e7e7dcf42ee1f45937119f94c907dab

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

UDIN 25024201GYCKXP5043

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P.RADHAKRISHNAN
S/O PITCHAIAH
NO - 51E KODEESWARAN NAGAR
PETTAI,
TIRUNELVELI - 627 001

PAN	AQGPR 8664 P
PYE	31.03.2025
AYE	2025-2026
STATUS	INDIVIDUAL
D.O.B.	20.02.1967

AGRICULTURE PRODUCT PURCHASES & SALES

TRADING & PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED ON 31-03-2025

To Purchases	3,73,33,011.00	By Sales	3,97,42,540.00
" Frieght & Labour	3,72,895.00		
" Gross Profit	20,36,634.00		
	3,97,42,540.00		3,97,42,540.00
TO Salary	7,45,500.00	By Gross Profit	20,36,634.00
" Sales Promottion Expenses	84,250.00		
" Telephone Charges	34,150.00		
" Travelling Expenses	92,745.00		
" Printing & Starionary	11,549.00		
" E.B. & Others	21,475.00		
" Sundry Expenses	32,150.00		
" Net Profit	10,14,815.00		
	20,36,634.00		20,36,634.00

BALANCE SHEET AS ON 31-03-2025

LIABILITIES			ASSETS	
Capital Account	36,40,895.00		Furniture & Fittings	45,500.00
Add - Net Profit	10,14,815.00		Land & Building	15,45,500.00
Comm.& Rent,	1,83,985.00		AMAZE	2,00,000.00
	48,39,695.00		SANTRO	1,25,500.00
Less-Drawings	2,00,000.00	46,39,695.00	VEHICLE	4,12,000.00
			Advances & Dep.	2,00,000.00
Sundry Creditors & Payable		42,950.00	Sundry Receivable	33,03,695.00
Gold Loan Account		15,25,000.00	Closing Balance:	
			Cash & Bank	3,75,450.00
		62,07,645.00		62,07,645.00

R. RAGHUNATHAN & ASSOCIATES
CHARTERED ACCOUNTANTS
M.No:024201
FRN : 029065S

R. RAGHUNATHAN
Sole Proprietor

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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.