Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

28-03-2016

பிரபாகரன்

திருப்புவனம்

ரூ.100/-

FS 088041

க. காளத்தீகேயன்

முத்திரைத்தாள் விற்பனையாளர்

உரிமம் எண்: 5539/ஆ1/2010

வடக்கு ரத வீதி

மானாமதுரை - தமிழ்நாடு

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 **Mr.R.Prabakaran** promoter of the proposed project at **Survey No :134/5A1, Ramasamy Nagar, Valayanenthal Village, Chellappanenthal Panchayath, Thiruppuvanam Panchayath Union, Thiruppuvanam taluk, Sivagangai District.**

I **Mr.R.Prabakaran** promoter of the proposed project do hereby solemnlydeclare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which thedevelopment of the project **Survey No :134/5A1, Ramasamy Nagar, Valayanenthal Village, Chellappanenthal Panchayath, Thiruppuvanam Panchayath Union, Thiruppuvanam taluk, Sivagangai District.**

R. Prabhu

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 realestate project from the allottees, from time to time, shall be deposited ina separate account to be maintained in a scheduled bank to cover the costof 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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 utilizedfor the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

R. Prakash

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 me at Delhi on this 03 day of 2021.

Deponent

R. Pruthi

அனுப்புநர்:-

R. பிரகாசன்

தலை ராஜ சோழன்

159, மண்டலம் மூன்று மெயின் ரோடு

திருப்புவனம்,

சிவகங்கை மாவட்டம் - 630611

பெறுநர்:-

மேன்மை தங்கிய அவர்களுக்கு

தமிழ்நாடு நியாயமற்ற நெகிலேட்டி அந்தரைட்டி

திருநாமணி கமிஷனர்கள்

1st அவன்யூ, ப-பிளாக்

அண்ணா நகர் கிழக்கு

சென்னை - 600102

மதிப்பிற்குரிய ஐயா,

வணக்கம் நான் என்னுடைய சொந்த இடத்தில் மனைப்பிரிவு திட்டம் அமைத்துள்ளேன். நான் என்னுடைய மனைப்பிரிவில் சில்லறை தடுப்பு கம்ப வேலியும் அமைக்க வேண்டி என்று உள்ளூர் கவுன்சிலரை அணுகினேன். தடுப்பு கம்ப வேலியானது எனது பக்கத்து இடத்துக்காரரான் அவருடைய இடத்திற்கு கம்ப வேலி போடப்பட்டுள்ளது. அதனால் எனக்கும் எவ்வித சம்பந்தமும் இல்லை என்றும் உறுதியளிக்கின்றேன். மேலும் அவருடைய சார்பு எண்ணிற்று என்னால் முடிந்த சாலையை போட்டு அவரும் உபயோகிக்க செய்ய முடிவை செய்துள்ளேன். அவர் பின்வரும் காலத்தில் எனது சாலையை பயன்படுத்த அவருடைய இலவசமாக முட்டி சாலை அமைத்துள்ளேன். என்று உறுதியளிக்கி -ன்றேன். இதனை ஏற்றுக்கொண்டு என்னுடைய மனுவை அனுமதியளிக்க வேண்டுகின்றேன்

நன்றி

இப்படிக்கு

R. Prakash

இடம்: திருவாரூர்

தேதி - 08.04.2026

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.