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RE REGULATORY RECORD

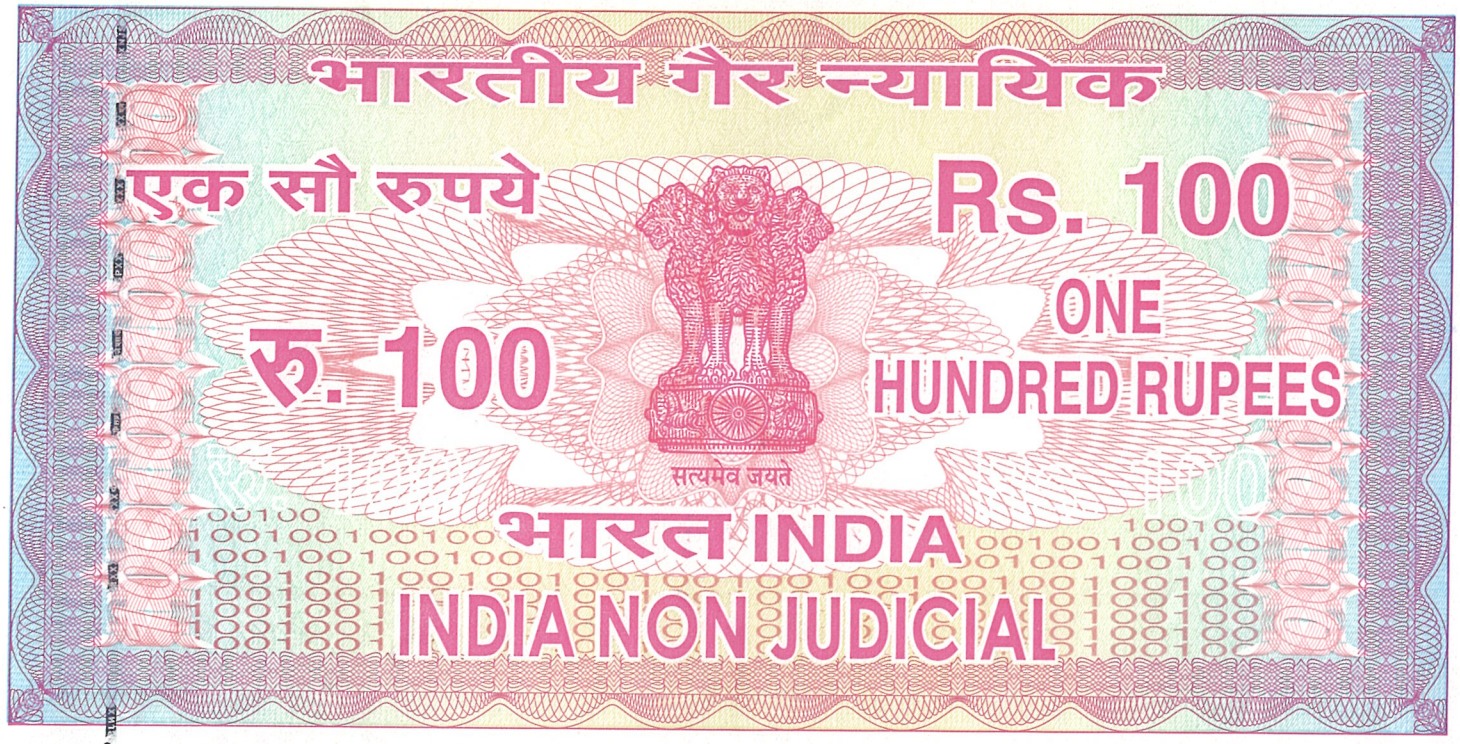
RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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



தமிழ்நாடு तमिलनाडु TAMILNADU

FG 485847

17 JUL 2026

R.LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No:261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

FORM-B

Affidavit cum Declaration

Affidavit cum Declaration of **(1) VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED (2) K A R LEATHERS PRIVATE LIMITED** Promoter/Power Agent/Proprietor of the project **"VistaH BircH", Proposed Residential Building at Plot No.48, Senneerkuppam, Poonamallee, Tiruvallur - 600056 Comprised in S.No. 50/2 (as per Document), S.No.50/92 (as per Patta) of Senneerkuppam Village within the limits of Poonamallee Panchayat Union.**

We, **(1) VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED (2) K A R LEATHERS PRIVATE LIMITED** Promoter/Power Agent/Proprietor of the project do hereby solemnly declare, undertake and state as under:

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

For K.A.R. LEATHERS (P) LTD.

Director

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

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

3. That the time period within which the project shall be completed by promoter is **31.12.2027**.

4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

For **K.A.R. LEATHERS (P) LTD.**

Director

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

9. That 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.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

For K.A.R. LEATHERS (P) LTD.

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 day of **24.09.2026**.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

For K.A.R. LEATHERS (P) LTD.

Director

Deponent

Consent Letter for maintaining and operating RERA designated bank accounts for a real estate project

Date: **24.09.2026**

To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai - 600102.

Sir,

I/We, **K A R LEATHERS PRIVATE LIMITED** having office at No. 86-E, (New No. 104), Madurai Road, Begampur, Dindigul - 624002 along with **VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED** Have jointly filed an application with TNRERA for registration of the real estate project **"VistaH BircH", Proposed Residential Building at Plot No.48, Senneerkuppam, Poonamallee, Tiruvallur - 600056 Comprised in S.No. 50/2 (as per Document), S.No.50/92 (as per Patta) of Senneerkuppam Village within the limits of Poonamallee Panchayat Union.** In compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2(i). I/We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

OR

2(ii). I/We are the land owners, who have entered into an agreement with the promoter for developing the above said real estate project.

3(i). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of _____, who is one of the land owner for the above real estate project in _____ Branch of _____ Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	
3.	RERA Designated Transaction Account (30%)	

For K.A.R. LEATHERS (P) LTD.

Director

OR

3 (ii) In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of **VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED** who is the promoter for developing the above real estate project, in **Anna Nagar** Branch of **ICICI** Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	**777705980772**
2.	RERA Designated Separate Account (70%)	**777705980773**
3.	RERA Designated Transaction Account (30%)	**777705980771**

4. The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

5. I / We hereby convey my/our consent for maintaining and operating the aforesaid bank accounts by **VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED.**

S.No.	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	**K A R LEATHERS PRIVATE LIMITED** No. 86-E, (New No. 104), Madurai Road, Begampur, Dindigul – 624002.	9884035357	faizul_rahman@hotmail.com	For K.A.R. LEATHERS (P) LTD. Director	24.09.26

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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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.