Verified RealEstate™

RE REGULATORY RECORD

RERA Document

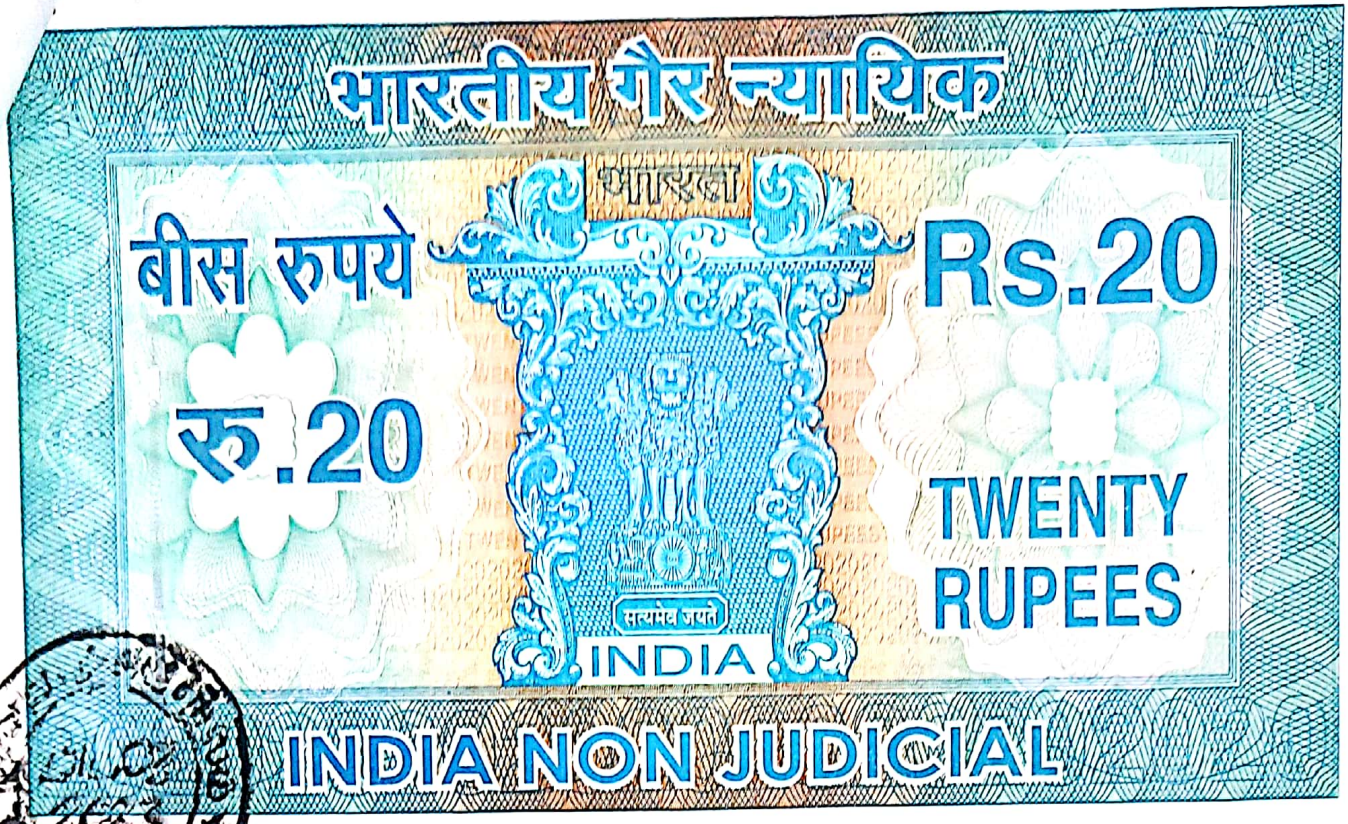
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH IS SIGNED BY THE PROMOTOR

Affidavit cum Declaration

Affidavit cum Declaration of K R RAJAGOPALAKRISHNAN promoter of the Residential Layout project of the Land belonging to him.

I K R RAJAGOPALAKRISHNAN, Promoter of the Land Layout project do hereby solemnly declare, undertake and state as under:

1. That I am the promoter who has the legal title to the land on which the Layout of the Residential project has been done and the legally valid authentication of title of such land is enclosed herewith.
2. That the said land is free from all encumbrances
3. That the Residential project layout has been completed by me for my own and family purposes.

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4. That I have fully spent the Layout project cost from my own sources through the bank accounts maintained by me in a scheduled bank. I am an Income Tax assessee having paid ₹9.01 lakhs income tax during the Assessment year 2023-24 (evidence – IT Ack. attached).

5. Since the Layout project has been completed I am attaching a certificate from the Licensed Surveyor stating that the project has been developed and completed in all aspects as per the layout approved by the competent authority.

6. That I am a chartered accountant in practice in the name of Chaturvedi and Company (as its Partner) and our accounts are audited every year by another Chartered Accountant to whom we produce our books of accounts and he verifies the same and signs and submits to the Authority concerned.

7. That I, being the promoter shall take all the requisite approvals (if any to be taken further) on time, from the competent authorities.

8. That I, being the promoter has furnished all other documents as have been prescribed by the rules and regulations made under the Act.

9. That I, being the promoter shall not discriminate against any buyer of the residential plot, on any grounds.

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 15th Day of April 2024.

Deponent

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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.