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RE REGULATORY RECORD

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भारतीय गैर न्यायिक

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भारत INDIA

INDIA NON JUDICIAL

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EN 016351

VISVAS PROMOTERS PRIVATE LIMITED

31 JUL 2026

சா. காளிமுத்து
முத்திரைத்தாள் விற்பனையாளர்
28, சோனை மீனா நகர்,
திருமங்கலம், மதுரை.
ஆர்.கி. 728 / ஆ1 / 2021-11 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 **1) Shri.RAJAGOPALUN SESHASANKARAN (PAN SACPS3960P) (OCIC No. A4295744)** Son of Late.E.S.Seshasankaran now at present resident of 3807, 209th, St SE Bothell, WA – 98021 and **2) Smt.CHITKALALALITHA SESHASANKARAN (PAN AJSPC8002B) (OCIC No. A4297992)** Daughter of Late.E.S.Seshasankaran now at present resident of 21209, 40th, Dr SE Bothell, WA – 98021, both parties No.1 & 2 duly represented by their Mother and Power of Attorney Agent **3) Smt.S.SUGANDHI (PAN BYHPS2251M) (Mobile No.94866 16432)** Wife of Late.E.S.Seshasankaran residing at Old No.48/49, New No.28, Tatabad 6th Street, VTC: Coimbatore North, PO: Tatabad, Coimbatore,

1. For Self and Power Agent

Authorized Signatory

For Visvas Promoters Private Limited.,

Authorized Signatory

2.

for self and as Power of Attorney holder for her above said Son and Daughter in and by virtue of General Power of Attorney Deeds registered with Sub-Registrar, Gandhipuram, Coimbatore on 19.02.2025 as Adjudicated in Book 1 as Document Nos.26/2025 and 27/2025 respectively, all the above three persons hereinafter called the **PRINCIPALS – 1 to 3,**

4) Shri.SRIRAM.S.S., (PAN ARDPS6567M) (Aadhaar No.6042 4578 6069) (Mobile No.94420 19361) Son of Shri.Seshasankaran, residing at Old No.48/49, New No.28, Tatabad 6th Street, VTC: Coimbatore North, PO: Tatabad, Coimbatore, hereinafter called the **PRINCIPAL – 4,**

The above executants hereinafter collectively referred to as the **PRINCIPALS,** who have appointed, constitute and nominate **"M/s. VISVAS PROMOTERS PRIVATE LIMITED.," (PAN AABCV2330G) (TAN MRIV00430D)** a Company incorporated under the Indian Companies Act 1956, having its Registered Office at Vasudhara Enclave, No.84, TPK Road, Andalpuram, Madurai - 625 003, duly represented by its Authorized Signatory **Shri.S.SRIKUMAR, (Aadhaar No.7900 5131 8673) (Mobile No.98423 05262)** Son of Shri.R.Swaminathan, in and by virtue of the Resolution Passed in the Board of Directors' meeting of the company on 24.08.2018, as their **GENERAL POWER OF ATTORNEY** Vide General Power of Attorney Deed registered with Sub-Registrar, Gandhipuram, Coimbatore on 17.07.2026 in Book 1 as Document No.7213/2026 hereinafter called the **POWER OF ATTORNEY** and Promoter of the proposed project at Sanganoor Village, Tatabad 6th Street, Coimbatore Town, Coimbatore North Taluk, Coimbatore District, do hereby solemnly affirm and declare as follows.

1. That our above said Principals 1 to 4 do have a legal title to the land on which the development of the project proposed at Coimbatore District, Coimbatore North Taluk, Central Zone in Coimbatore Town, Ward – 068 and the proposed Residential Apartment Building in Plot No.28, Old Door No.48/19, New No.48, Tatabad 6th Street, Coimbatore Corporation in Survey Ward No. K - Sanganoor, Block No.24, Tatabad 6th Street in T.S.No.627 (Old Survey No.11/627) at Sanganoor Village in Site Extent of 558.00 Sq.m and FSI Area 1435.22 Sq.m from Stilt Floor + 5th Floors (10 Dwelling Units) herewith under name and style **"SRI SESHA KRUPA".**

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

3. That the time period within which the project shall be completed by us is **31st AUGUST 2029.**

1. For Self and Power Agent

Authorized Signatory

For Visvas Promoters Private Limited.,

Authorized Signatory

2.

4. That Seventy percent 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.

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 we 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 we shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

1. For Self and Power Agent **For Visvas Promoters Private Limited.,**

Authorized Signatory **Authorized Signatory**

2. **Deponent**

Verification

The contents of my above Affidavit cum Declaration are true and Correct and no material has been concealed by me there from.
Verified by me at Madurai on the 14th day of August 2026

1. For Self and Power Agent **For Visvas Promoters Private Limited.,**

Authorized Signatory **Authorized Signatory**

2. **Deponent**

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.