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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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 18 NOV 2024

Vijayaranjani
Hosur

DR 826881

K. SELVARANI
STAMP VENDOR
LICENCE No. 868/1994
HOSUR-635 109

FORM 'B'

(See Rule 3(4)

DECLARATION, SUPPORTED BY AN AFFIDVAIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of 1) **Ms. VIJAYA RANJINI, W/o Mr. SIRIYALA,**

2) Mr . SIRIYALA S/o Mr . SHIVANNA promoter of the proposed project, does hereby solemnly declare, undertake and state as under;

(Survey No: **721/1B4C1, 721/55, 721/56, 721/57** in **(RESIDENTIAL LAYOUT)** Mathigiri Village, Hosur City Municipal Corporation, Hosur taluk, Krishnagiri District, Tamilnadu, Pincode-635110).

1. That I/We Promoter have/ has a legal title to the land on which the Development of the project is proposed. 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 is **Already Completed** .

S. Siriyala

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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is proportion to the percentage of completion of the project, as far as building 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 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 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 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 allot tee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

S. Siriyala

M. Babu

Deponent

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 **HOSUR** on this **18.11.2024** day .

S. Siriyala

M. Babu

Deponent

VIJAYA RANJINI SIRIYALA

FROM:

Ms. VIJAYA RANJINI & Mr. SIRIYALA,
No-68/67-10, Bharath Nagar,
Midigiripally,
Mathigiri,
Hosur – 635 110.

To:

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,

No: 1A, 1ST Floor, Gandhi Irwin Bridge Road, Egmore,

Chennai-600008.

Respected Sir,

Sub: Submission of TNRERA Reg.

With Reference to the above subject, we submit the Following

Survey No: : 721/1B4C1, 721/55, 721/56, 721/57 in (**KUSHIE HOMES**) MATHIGIRI Village, Hosur City Municipal Corporation, Hosur Taluk, Krishnagiri District.

Here with I Submitted Plan Copy and with Require Documents. I Request you Kindly Approve our file earliest.

Thanking you

Yours Faithfully,

S-Siriyala

Date- 05-09-2024

FORM'A'

(See rule 3 (2))

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

No.1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai-600008.

Sir,

I/ We hereby apply for the grant of registration of My/our project to be set up at **Survey No: 721/1B4C1, 721/55, 721/56, 721/57** in (**RESIDENTIAL LAYOUT**) **MATHIGIRI** Village, Hosur City Municipal Corporation, Hosur Taluk, Krishnagiri District, Tamilnadu.Pincode-635110.

1. Name (I) -- **Ms.VIJAYA RANJINI,**
(a) Father's Name -- Mr. MAHADEVAIYA.
Permanent address -- No-68/67-10, Bharath Nagar,
Midigiripally,
Mathigiri,
Hosur – 635 110.

Pan No – Ms.VIJAYA RANJINI (CJWPV3779E)

2. Name (II) -- **Mr.SIRIYALA,**
(a) Father's Name -- Mr.SHIVANNA.
Permanent address -- No-68/67-10, Bharath Nagar,
Midigiripally,
Mathigiri,
Hosur – 635 110.

Pan No – Mr.SIRIYALA (IAOPS2899F)

E.Mail: kushiehomes@gmail.com
Mob No: 98844 09845

Photograph- **ATTACHED**

S. Siriyala

(iv) Name and address of the bank or banker with which account in terms of section 4(2)

(1)(D) of the Act will be maintained ,

HDFC BANK Limited,

No.77,Krishnagiri By Pass Road, Near Maruthi Nagar Hosur,Tamilnadu-635109.

Account Follows as ,

Current Account – 5 0 2 0 0 0 5 9 1 6 0 6 6 8

IFSC - HDFC0005286

(v) Details of project land held by the applicant- **(KUSHI HOMES)-YES**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - CERTIFICATE FROM LOCAL PLANNING AUTHORITY AND CITY MUNICIPAL CORPORATION HOSUR.

(vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects; any delay in its completion, details of cases pending, details of type of land and payments pending etc. NIL

(viii) Agency to take up external development works SELF DEVELOPMENT Local Authority (exact Authority or any agreement to the Authority) / Self Development.

(ix) Registration fee by way of **Online Payment on 05.09.2024 Ref No.6452223039 for an amount of Rs.14005** calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. (No)

2. I/we enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter; **ENCLOSED**

(ii) ITR Acknowledgement copies of the promoter for the Financial Year **.(ENCLOSED)**

(iii) Copy of the legal title deed reflecting the title of the promoter to the Land on which development is proposed to be developed along with Legally valid documents with authentication of such title, if such land Is owned by another person; **(NA)**

S. Siniyaa

M/s Kushi Homes

(iv) The details of encumbrances on the land on which development is Proposed including any rights, title, interest or name of any party In or over such land along with details; **(EC ENCLOSED)**

(v) Where the promoter is not the owner of the land on which Development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, Joint development agreement or any other agreement, as the Case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such Owner on the land proposed to be developed; **(NA)**

(A) Authenticated copy of the building permit and Sanctioned plan from the competent authority in accordance with the laws applicable for the Project and where the project is proposed to be Developed in phases, an authenticated copy of the Planning permission, building permit/ building Sanction plan, partial completion certificate for Each of such Phases; **NA**

(vi) The sanctioned plan, layout plan and specifications of the proposed Project or the phase thereof, and the whole project as sanctioned by the competent authority **(HNTDA & Municipal corporation approval)**

(vii)The plan of development works to be executed in the proposed Project and the proposed facilities to be provided thereof including Fire-fighting facilities, drinking water facilities, solid and liquid waste Management, emergency evacuation services, use of renewable Energy; (NA)

(xi)A declaration in FORM 'B'

3. I/We solemnly affirm and declare that the particulars given in herein are

Correct to my/our knowledge and belief.

Dated: 05-09-2024

Place:HOSUR

Yours faithfully,

S. Siniyala

Signature and seal of the applicant(s)

LAYOUT TOTAL EXTENT - DETAILS

Survey No: 721/1B4C1, 721/55, 721/56, 721/57 in **(RESIDENTIAL LAYOUT- KUSHIE HOMES)** MATHIGIRI Village, Hosur City Municipal Corporation, Hosur Taluk, Krishnagiri District..

1. **TOTAL EXTENT : 2801 Sq. M (0.28.01 Hec)**
2. **ROAD AREA : 736.05 Sq. M**
3. **PARK : Nil**
4. **EWC PLOTS : Nil**
5. **TANGEDCO (EB) : 20.69 Sq. M.**
6. **LOCAL BODY ALLOTMENT : 20.80 Sq. M**

1. **Ms. VIJAYA RANJINI**

Signature

2. **Mr.SIRIYALA**

Signature

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.