

RE

REGULATORY RECORD

RERA Document

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தமிழ்நாடு தமில்நாடு TAMILNADU

04 APR 2026

EU 582118
S. KUMARAVELU
STAMP VENDOR
L No: 26/CH (S) 2010 dt 02-3-2011
No: M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.



AFFIDAVIT CUM DECLARATION

W/o,

1. Mr. VELAYUTHAM B, [Aadhaar No. 7635 9488 8396] S/o Mr. Balan, aged about 63 years, residing at No. 7/1, Gangai Street, Samundeeswari Nagar, Anakaputhur, Chennai - 600 070; [hereinafter referred as Landowner cum PROMOTER], and
2. Mrs. MAHJABEEN MEHKRI [Aadhaar No. W/o Late Mr. Javeed A Mehkri, D/o Mr. A.H. Mohajir (Aadhaar No: 5706 5940 9026 Passport No: M5076501) 53 year, residing at No.4, Hutchins Road, Cooke Town, Bangalore 560005 [hereinafter referred as Landowner]

Mahjabeen Mehkri

BLS

do hereby solemnly affirm and sincerely declare as follows:

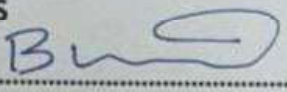
1. We state that the Promoter is developing a proposed residential project named "RS AVENUE", comprised in Survey Nos. 377/1A2A, 377/1A2B, 377/3A, 377/6, 377/7, 377/8, 377/9 and 377/27, situated at Kattavakkam Village, Walajabad Taluk, Kancheepuram District.
2. We further state that the proposed development consists of 146 residential plots.
3. We hereby declare that Mrs. MAHJABEEN MEHKRI has executed a General Power of Attorney in favour of Mr. VELAYUTHAM B for the above said project, vide document dated 16.02.2026, registered as Document Nos. 1043 of 206 & in the office of the Sub-Registrar, Walajabad, in respect of Plot Nos. 1 to 25 & 36 to 61 and Doc No. 1044 of 2026 in the office of the Sub-Registrar, Walajabad, in respect of Plot Nos. 62 to 113.
4. We further declare that in the Encumbrance Certificate relating to the above registration of Doc No. 1044 of 2026 bearing Plot No. 69 is the inadvertently entry as Plot No. 59, Plot No. 75 were inadvertently double entry as Plot No. 65 & Plot No. 92 is the inadvertently double entry of Plot No. 93. We have already requested the Registrar to rectify the said error. For verification and proof, we have enclosed a copy of the registered Power of Attorney.
5. The above-mentioned Plot Nos. 69, 75, and 92 have not yet been sold as part of the project. The index correction process for these plots is currently in progress with the District Registrar (DR).
6. In view of the same, we kindly request you to approve the remaining plots for RERA approval.
7. This Affidavit-cum-Declaration is executed and submitted before the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and other concerned authorities for compliance with the conditions imposed for registration of the project.

Mahjabeen Mehkri

B. S.

8. We hereby declare that the statements made above are true and correct to the best of our knowledge, belief and information, and that nothing material has been concealed therefrom.

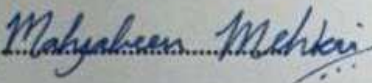
DEPONENTS

Signature: 

Promoter cum Land Owner

Mr. VELAYUTHAM B

Landowner

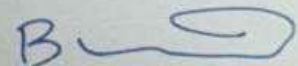
Signature: 

Mrs. MAHJABEEN MEHKRI

VERIFICATION

We, the above-named deponents, do hereby verify that the contents of the above Affidavit-cum-Declaration are true and correct to the best of our knowledge, belief and information and nothing material has been concealed therefrom.

Verified at Chennai on this 29th day of April 2026.



Mr. VELAYUTHAM B



Mrs. MAHJABEEN MEHKRI

Signatures of Deponents

நாள்: 01/04/2026,

இடம்: வாலாஜாபாத்

விடுநர்:

B.வேலாயுதம் த/பெ பாலன் (98840-28181)
நெ.7/1, கங்கை தெரு, சாமுண்டீஸ்வரி நகர்,
அனகாபுத்தூர், பல்லாவரம் வட்டம்,
செங்கல்பட்டு மாவட்டம் 600 070.

பெறுநர்:

உயர்திரு சார்பதிவாளர் அவர்கள்,
வாலாஜாபாத் சார்பதிவகம்,
வாலாஜாபாத்.

ஐயா,

பொருள்: “ வில்லங்கச் சான்றில் அட்டவணை திருத்தம் கோரல் தொடர்பாக”

வணக்கம். நான் மேற்கண்ட முகவரியில் நிரந்தரமாக வசித்து வருகிறேன். வாலாஜாபாத் சார்பதிவாளர் அலுவலக எல்லைக்குட்பட்ட கட்டவாக்கம் கிராமத்தில் உருவாக்கப்பட்டுள்ள RS அபென்யூ வீட்டுமனைப்பிரிவில் கண்டுள்ள மனைகளுக்கு வாலாஜாபாத் சார்பதிவக பொதுஅதிகார ஆவண எண்:1044/2026-ன் படி நான் முகவர் ஆவேன். மேற்படி பொதுஅதிகார ஆவண எண்: 1044/2026-ல் கீழ்க்கண்ட திருத்தங்களை செய்து வில்லங்கச் சான்றில் பதிவேற்றம் செய்ய வேண்டுகிறேன்.

அட்டவணை எண்	திருத்தம் செய்ய வேண்டியவை	சரியானவை
8	மனை எண்: 59	மனை எண்: 69
29	மனை எண்: 93	மனை எண்: 92
51	மனை எண்: 65	மனை எண்: 75

இப்படிக்கு

இணைப்பு:

1. பொதுஅதிகார ஆவண எண்: 1044/2026-ன் நகல்
2. வில்லங்கச் சான்று நகல்

B. [Signature]

சார்பதிவாளர்
வாலாஜாபாத்

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](#)



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



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

Verified RealEstate
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.

