Verified RealEstate™

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

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DIGITALLY VERIFIED RECORD

भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

100/-

SHANMUGA SUNDARAM. K

V. S. BASKAR

R. Gr-Parkar-

FE 866153

R. முருகப்பிரகாசம்

முத்திரைத்தாள் விற்பனையாளர்

உரிமம் எண்: 21 'CH (S) / 2008

எண்.125, அருணாசல நகர் 3வது மெயின் ரோடு

திருவான்மியூர், சென்னை-600 124

AFFIDAVIT

(regarding existing compound wall)

We, Thiru K. Shanmuga Sundaram and Thiru V.S. Baskar, Promoters / Owners of "Baskar Avenue" Layout situated at S.F.Nos. 7/2A, 8/1, 9/1A1 & 87/4A, Vellavedu Village, Poonamallee Taluk, Tiruvallur District, do hereby solemnly affirm and declare as follows:

1. An existing compound wall is situated in the adjoining vacant land outside the approved layout boundary.
2. The said vacant land and compound wall do not form part of our approved layout area and are not under our ownership, possession, or control.
3. We do not claim any right, title, interest, or ownership over the said compound wall.
4. The approved layout development has not affected and will not affect the said compound wall.

C. MANI B. A., B. L.,
NOTARY
Poonamallee & Avadi
G.O. (MS) Law. 37/21, Exp. 28.5. 2026
#42, M.G. Nagar, 3rd Street,
Poonamallee, Chennai - 600 056.
Ph : 044 2649 5054

V. S. Baskar

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5. Any matter relating to the ownership, maintenance, alteration, demolition, or future development of the said compound wall and adjoining vacant land shall be the responsibility of the respective land owner.
6. This affidavit is executed for submission before the concerned authorities for clarification regarding the existing compound wall situated outside the approved layout area.

Place: Chennai

Date: 17.06.2026

V.S. Baskar

DEPONENTS

1. K. Shanmuga Sundaram
2. V.S. Baskar

C. MANI B. A., B. L.,
NOTARY
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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.