Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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

ER 672115

28 JAN 2026

S.சுலோச்சனா
ஸ்டாம்ப் வெண்டர்,
உரிமம் எண் : 2/04,
திருப்பூர் - தமிழ்நாடு.

MSP CONSTRUCTIONS INDIA
PRIVATE LIMITED
TIRUPUR

AFFIDAVIT

From
Maheshkumar.M,
Managing Director,
MSP Constructions India Pvt. Ltd,
No.37, Tirupur Towers,
Stanes Road 4th Street, Tirupur - 641602.

To
Tamilnadu Real Estate Regulatory Authority,
No.133, G-Block,
1st Avenue, Annanagar (East),
Chennai – 600102.

I Maheshkumar.M, Managing Director of M/s. MSP Constructions India Pvt. Ltd. do hereby solemnly affirm and declare as under:

For MSP Constructions India Pvt Ltd

Managing Director

We are the Land Owner and Promoter of the Layout Project named "Cheran Enrich" situated at SF No.598/17A, Velampalayam Village, Tirupur Corporation, Tirupur North Taluk, Tirupur District.

We have constructed the Compound wall at our East Boundary only to protect our site from Canal which is adjacent to our East Boundary (SF No.597). We also inform you that the Road is dead end and no continuation.

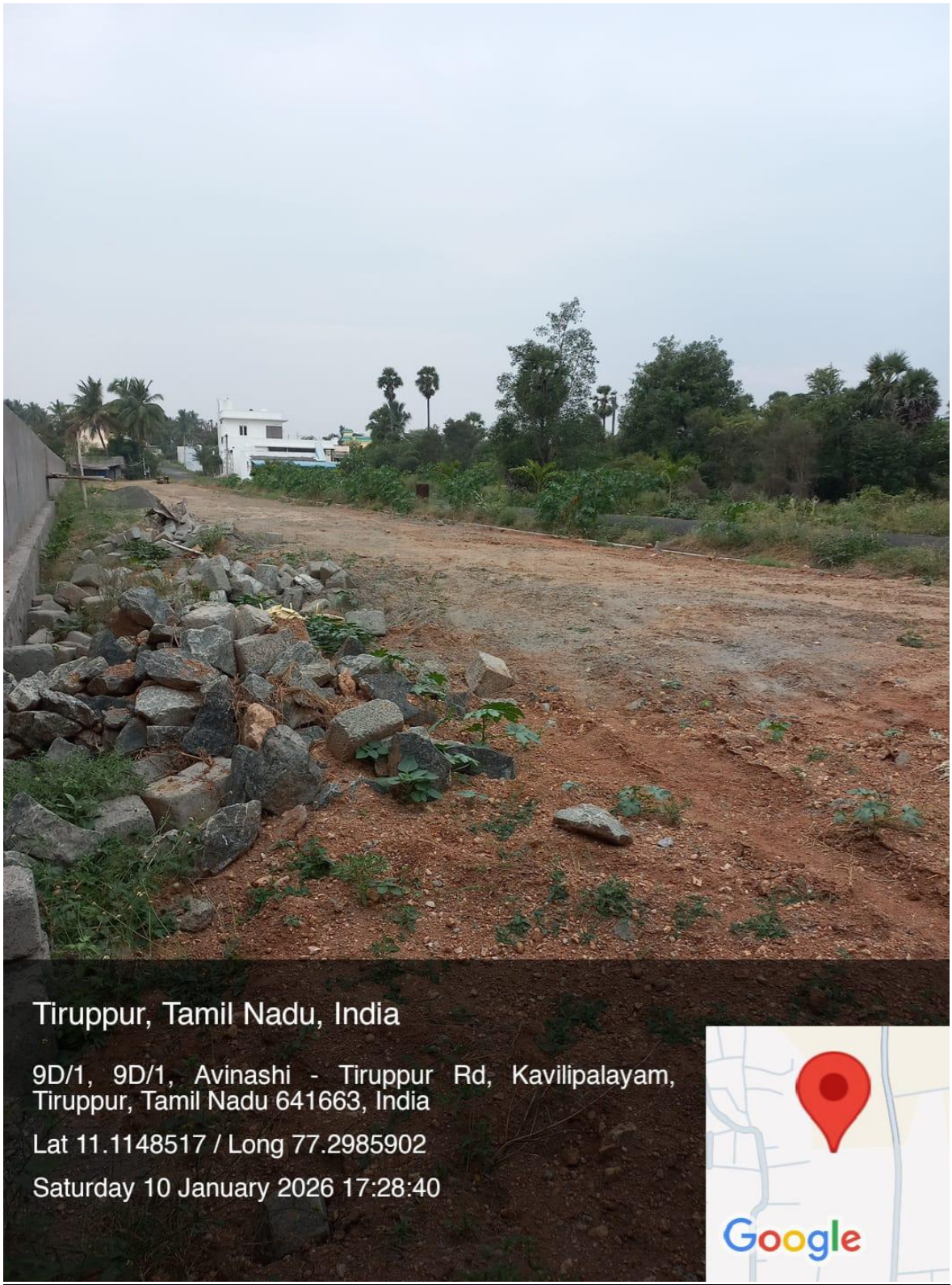
In any circumstances, if the Local body orders us to remove the Compound Wall for any development, we assure you that we will remove the wall.

For MSP Constructions India Pvt Ltd

Managing Director


Tiruppur, Tamil Nadu, India
17, Gangai gardens, Kavilipalayam Rd, Sirupooluvapatti, Tiruppur, Tamil Nadu 641663, India
Lat 11.1149806 / Long 77.3000474
Saturday 10 January 2026 17:27:15
Google

NORTH-East


Tiruppur, Tamil Nadu, India
9D/1, 9D/1, Avinashi - Tiruppur Rd, Kavilipalayam, Tiruppur, Tamil Nadu 641663, India
Lat 11.1148517 / Long 77.2985902
Saturday 10 January 2026 17:28:40
Google

SOUTH – EAST


Tiruppur, Tamil Nadu, India
17, Gangai gardens, Kavilipalayam Rd, Sirupooluvapatti, Tiruppur, Tamil Nadu 641663, India
Lat 11.1149806 / Long 77.3000474
Saturday 10 January 2026 17:33:22
Google

SOUTH - WEST


Tiruppur, Tamil Nadu, India
2, Sirupoolapatti, Tiruppur, Tamil Nadu 641663, India
Lat 11.1147417 / Long 77.2970206
Saturday 10 January 2026 17:31:28
Google

NORTH – WEST

DRONE PHOTOS











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.