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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 06 MAY 2026

FD 940035

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI - 600 034
MOBILE: 9445114347

Ramani
Coimbatore

AFFIDAVIT

Date: 06-May-2026

From,
Mrs. Ramani, Age- 73yrs,
W/o K. Narayanan
A-3, Vishal Estate, Kovaiputhur,
Coimbatore South,
Coimbatore-641042.

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chinthamani Complex, 1st Ave, G Block,
Annanagar East,
Chennai- 600102.

Subject: Request for Clarification on Layout – Jai Balaji Nagar, Survey No 74/2A1, 74/2A2, 74/2A3, 75/1A1A, 75/1A1B, 75/1A1C, 75/1A1D1, 75/1A1D3, 75/1A1D5, 75/1A1E of Kuppanur Village & Panchayat, Annur Taluk of Coimbatore District

Respected Sir,

I, Mrs. Ramani, W/o K. Narayanan, aged 73 years, residing at A-3, Vishal Estate, Kovaiputhur, Coimbatore South, Coimbatore-641042, do hereby solemnly affirm and state as follows:

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6191 GOVERNMENT OF INDIA

R. Ramani

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- I am the deponent herein and I am well acquainted with the facts stated in this affidavit.

- I submit that I am a developer in respect of the property situated at **Survey No 74/2A1, 74/2A2, 74/2A3, 75/1A1A, 75/1A1B, 75/1A1C, 75/1A1D1, 75/1A1D3, 75/1A1D5, 75/1A1E of Kuppanur Village & Panchayat, Annur Taluk of Coimbatore District** forming the layout known as **Jai Balaji Nagar**, which is to be registered with the Tamil Nadu Real Estate Regulatory Authority (TNRERA).

- I state that as per the layout approval and documents made available, the boundaries of the said layout are described with reference to **Survey numbers 75/1A1A, 75/5, 75/6, 75/7, 75/8, 75/9, 75/12, 75/11, 75/10, 75/14, 75/13, 75/1B, 75/1A2, 75/1A1D2, 75/15, 75/1A1D4 of Kuppanur Village & Panchayat, Annur Taluk of Coimbatore District**. However, there is lack of clarity required from TNRERA with regard to the exact survey numbers forming part of the approved layout boundary land.

- Initially I have purchased a property via **Document no – 3103/2010 on 4-May-2010** with the extend of **3.07 acre** and plotted as an unapproved layout and It was sold to the entire area to the individual buyers.

- I Submit that the land involved in Survey no's. **75/1A1A, 75/5, 75/6, 75/7, 75/8, 75/9, 75/12, 75/11, 75/10, 75/14, 75/13, 75/1B, 75/1A2, 75/1A1D2, 75/15, 75/1A1D4, of Kuppanur Village & Panchayat, Annur Taluk of Coimbatore District**, are not included in the current layout project, which is applied for approval.

- The Land for the current project has been purchased by me on **10-Mar-2023** and the **Document No. 3581/2023 extend 5.48 Acre** and the same has been submitted and approved by the DTCP office for the Layout approval and submitted to TNRERA for registration.

- I respectfully submit that any misrepresentation, suppression of material facts, or deviation from approved plans, if established, may attract provisions under the **Real Estate (Regulation and Development) Act, 2016** and applicable rules framed thereunder.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351 GOVERNMENT OF INDIA

N. Ramesh

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- I submit that this affidavit is made in good faith for the purpose of seeking clarification and ensuring legal compliance and transparency.

V. Ramani

DEPONENT

(Signature of the Deponent)

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351 GOVERNMENT OF INDIA

A. THANGAVELU, M.L., M.B.A.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Commissioner of Oaths
Regn. No: 6351
M.H.A.A. HIGH COURT BUILDING
CHENNAI-600 104

VERIFICATION

I, **Mrs. Ramani**, the deponent herein, do hereby verify that the contents of the above affidavit are true and correct to the best of my knowledge, belief, and information, and nothing material has been concealed therefrom.

Verified at Coimbatore on this **06-May-2026**.

V. Ramani

DEPONENT

(Signature of the Deponent)

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351 GOVERNMENT OF INDIA

A. THANGAVELU, M.L., M.B.A.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
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CHENNAI-600 104

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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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