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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

From

Mr.P.MUNIYAPPA , S/o. Mr .PERIYA KEPAIAH,
18 Kurubatty Mathigiri, Hosur Cattle Farm,
Hosur Taluk, Krishnagiri District,
Tamil Nadu-6351101,Mobile No: 9788302414.

To

The Assistant Director,
TNRERA,

Sub: TNRERA Layout Registration Application **(TNRERA/PLI/4849/2026 Dated: 08-07-2026)** Explanation regarding the ownership flow of **1.98 Acres** of land in the name of
Mr. P. Muniyappa – Reg.

Respected Sir/Madam,

With reference to the above subject, the ownership flow of the land measuring 1.98 Acres in **Survey No. 862/1B1**, Onnalvadi Village, Hosur Taluk, Krishnagiri District is explained below:

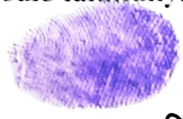
Originally, Mr. P. Pedda Kempaiah was the absolute owner of **5.59 Acres** of land under UDR Patta.Under Partition Deed **Document No. 1716/2000,** the property was divided among his sons as follows:

Mr. Papaya – 3.00 Acres
Mr. P. Muniyappa – 2.59 Acres

Thereafter, Mr. P. Muniyappa executed a GPA in favour of **Mr. Srinivasa Murthy** for an extent of 25 Cents. Subsequently, the said 25 cents changed hands through a series of registered sale deeds and was ultimately purchased by Mr. P. Mohan.Out of the said extent, **Mr. P. Mohan** executed a Gift Deed in favour of the Government/Panchayat for road formation measuring **904 Sq.ft**. (approximately 2 cents).The remaining extent was transferred through successive registered sale deeds and finally came into the names of **Mrs. Latha R. & Mr. J. Ravindran**, from whom Mr. P. Muniyappa repurchased **22.75 Cents** under Sale Deed **Document No. 7829/2023**.Meanwhile, from his original holding, Mr. P. Muniyappa sold 59 Cents to **Mr. M. Ramesh** through a registered Sale Deed. Accordingly, after deducting the sale of 59 Cents from his original holding and adding back the 22.75 Cents repurchased, the balance extent available with **Mr. P. Muniyappa** is 1.98 Acres.The present residential layout has been formed only within the above remaining extent of **1.98 Acres,** and Mr. P. Muniyappa is the absolute owner of the said land.This explanation is submitted for your kind perusal and record.

" Thanking you "

Yours faithfully,



P. Muniyappa.

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
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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.