

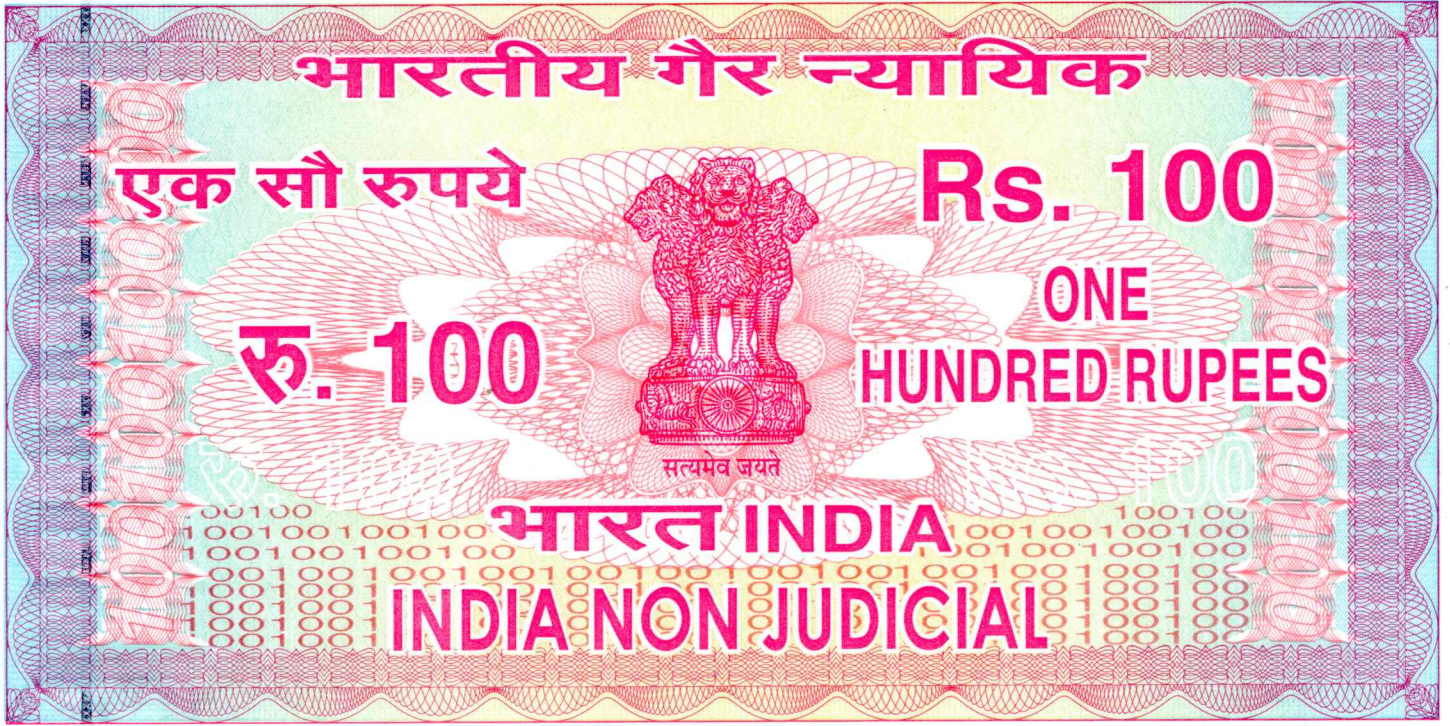
RE

REGULATORY RECORD

RERA Document

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கமலமுத்தாடு தமில்நாடு TAMILNADU *Raman Construction* FG 402412

22 JUN 2025

AFFIDAVIT

R. LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No: 261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

We, M/s.RAMAN CONSTRUCTIONS (PAN ABJFR0733M) represented by a Partnership Firm registered under the provisions of Indian Partnership Act before the Registrar of Firms and Associations, represented its Partner **MR. A. Mahendran** (Aadhar No.4379 2768 5024) having its office at No.15/6, 7th West Cross Street, Shenoy Nagar, Chennai 600 030 represented by its designated partners

We state that **M.R.P.Arun Kumar, S.Thangam, R.Kasinathan, Selvakumar Padalam Lakshminarayanan, V.Bharathi Anand, Cecilia Jayarani G, V.Tamizh Selvi, R.Nandakumar, M.Vijaya, Aarthi Ramkumar, K.Veeraraghavan, R.Rajesh, John K.George, and R.Manohar**, ("hereinafter referred to as the Land Owners") are the owners of the land of an extent of 5640 sq.ft., comprised in Pymash No.1266/1 and 1266/3, then T.S.Nos.46 & 53, New T.S.No.53/15, Block No.12 of Ayanavaram Village (Part 2), Ayanavaram Taluk, Chennai District, situated at Old No.18, New No.69, VOC Nagar Main Road, VOC Nagar, Anna Nagar East, Chennai-600102 (hereinafter referred to as "Said Land"), which they acquired as detailed below.

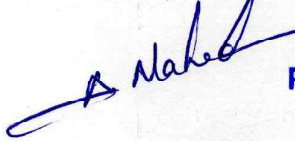
For RAMAN CONSTRUCTIONS

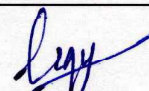
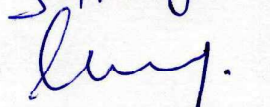
Partner

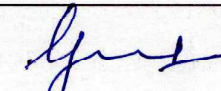
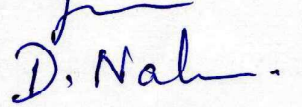
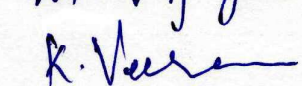
S. Thangam
R. Rajesh
M. Vijaya
K. Veer
Aarthi
R. Manohar

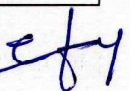
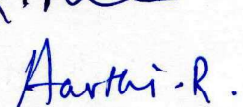
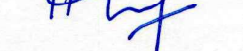
Land Owner	Undivided share in land purchased by each Land Owners for flat	Undivided share exclusive right for car parking area
S.Thangam	291.50	Nil
Rajesh R.	291.50	Nil
R.Manohar	412.50	Nil
K.Veeraraghavan	412.50	Nil
G.Cecilia Jayarani	247.50	Nil
M.Vijaya	247.50	Nil
Bharathi Anand	445.50	Nil
John K.George	401.50	Nil
R.Nandakumar	401.50	Nil
Selva	495	Nil
Aarthi Ramkumar	445.5	Nil
M.R.P.Arun Kumar	467.50	100 sq.ft undivided share (out of 300 sq.ft exclusive reserved area for car parking
Kasinathan	445	100 sq.ft undivided share out of 300 sq.ft exclusive reserved area for car parking
Tamizhselvi	435	100 sq.ft undivided share out of 300 sq.ft exclusive reserved area for car parking
Total	5440 sq.ft	300 .ft

For RAMAN CONSTRUCTIONS

 **Partner**


S. Thangam

R. Rajesh


R. Manohar

M. Vijaya

K. Veeraraghavan


Aarthi Ramkumar

G. Cecilia Jayarani

John K. George

1. We further state that though total land area conveyed to the Land Owners was 5740 sq.ft. (which is aggregate of 5440 sq.ft for flat area and 300 sq.ft additional area conveyed as exclusive reserved area for car parking to Mr.M.R.P.Arun Kumar, M.R.Kasinathan and Tamizhselvi), the total land extent available on Field for T.S.No.53/15 is only 5640 sq.ft. (which is aggregate of 5440 sq.ft for building and 200 sq.ft for exclusive car parking). Therefore, each of these 3 owners own only 66.63 sq.ft UDS instead of 100 sq.ft. UDS conveyed to them as exclusive reserved area for car parking out of the said land of 5640 sq.ft., comprised in Pymash No.1266/1 and 1266/3, then T.S.Nos.46 & 53, New T.S.No.53/15, Block No.12 of Ayanavaram Village (Part 2), Ayanavaram Taluk, Chennai District.
2. We further state that now the total extent of 5640 sq.ft land was owned by the Land Owners jointly as stated below;

Land Owner	Undivided share owned by each of the Land Owners
M.R.P.Arun Kumar	534.13 sq.ft UDS (i.e. 467.50 sq.ft plus 66.63 sq.ft),
Kasinathan	511.63 sq.ft UDS (i.e.445 sq.ft plus 66.63 sq.ft)
Tamizhselvi	501.63 sq.ft UDS (i.e.435 sq.ft. plus 66.63 sq.ft)
S.Thangam	291.50
Rajesh R.	291.50
R.Manohar	412.50
K.Veeraraghavan	412.50
G.Cecilia Jayarani	247.50
M.Vijaya	247.50
Bharathi Anand	445.50
John K.George	401.50
R.Nandakumar	401.50

For RAMAN CONSTRUCTIONS

A. Nal
Partner

S. Thangam
Rajesh
R. Rajesh
D. Nal
M. Vijaya
K. Veer
R. Man
Aarthi R.
George

Selva	495
Aarthi Ramkumar	445.5
Total	5639.48 sq.ft

3. We state that the Land Owners entered into Joint Development Agreement on 16.12.2024 with M/s.Raman Constructions ("hereinafter referred to as Builder") for construction of Residential Building on the Said Land.

3. We further state that the Land Owners appointed M/s.Raman Constructions as their Power Agent vide Power of Attorney dated registered as Doc.Nos – 2500/2026 dated 14/05/2025 at S.R.O. Anna Nagar, to act as their Power Agent.

4. Though 300 sq.ft was conveyed as exclusive reserved car parking area to Mr. M.R.P. Arun Kumar, Mr. M.R. Kasinathan and Mrs. Tamizhselvi, only 200 sq.ft is available on site in T.S.No.53/15. Therefore, instead of 100 sq.ft UDS each, they are entitled to only 66.63 sq.ft UDS each towards car parking.

4. However, the actual land extent available on ground in T.S. No. 53/15 as per government records is only 5640 sq.ft, comprising of 5440 sq.ft for the building and 200 sq.ft for exclusive car parking. Therefore, the car parking UDS available to each of the 3 owners works out to 66.63 sq.ft instead of 100 sq.ft.

We further state that the said 3 owners have agreed to accept the reduction and to have their final UDS fixed as per the actual available land extent.

5. We further state that in pursuance of above,

(i) Mr.M.R.P.Arun Kumar now owns 534.13 sq.ft UDS (i.e. 467.50 sq.ft plus 66.63 sq.ft),

For RAMAN CONSTRUCTIONS:

Partner

S. Thangam

T. S. Thangam

T. S. Thangam

R. Rajesh

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

R. Man

Aarthi R

[Signature]

- (ii) Kasinathan now owns 511.63 sq.ft UDS (i.e.445 sq.ft plus 66.63 sq.ft) and
- (iii) Tamizhselvi now owns 501.63 sq.ft UDS (i.e.435 sq.ft. plus 66.63 sq.ft)

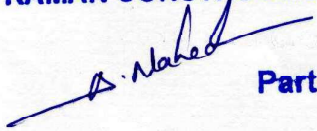
This is recorded with the consent and in the presence of the other 11 co-owners and the Builders as witnesses.

We hereby declare that the contents of this affidavit are true and correct to the best of our knowledge and belief and no material has been concealed

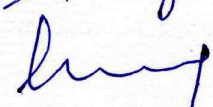
Solemnly affirmed at Chennai

On this day of 4th August 2026

For RAMAN CONSTRUCTIONS


Partner

Before me

	D. Nalini
S. Thangam	M. Vijayar
	K. Suresh
K. Suresh	G. Suresh
R. Rajesh	R. Rajesh
G. Suresh	Aarthi. R
Y. Suresh	A. Suresh

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.

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Every record check run on one property and returned as a single report.

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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.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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.

