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

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भारतीय गैर न्यायिक

एक सौ रुपये

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ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

₹ 100/-

FL 982360

15.09.2026

T.Babaliswaran

டி. பாலசிருஷ்ணன்
மத்திரைத்தாள் விற்பனையாளர்
சார்பதிவாளர் அலுவலகம்
அவிநாசி (தமிழ்நாடு)
உ.எண் 9224/B-1/2010

Affidavit

WE **Mr. MR.M.SENTHILKUMAR, G.NIKHIL, R.SURESHKUMAR, V.RAMANUJAM & N.PALANIRAJ,** we are the promoter of the proposed project namely **"THARA AVENUE"** Comprised in Survey No **381/1A2A1A, 381/1A2A1C & 381/1A2A2A,** measuring an extent of acre 1.82 Acre (7369.00Sq.meter) As per Document, in Palangarai Village & Panchayat, Avinashi Taluk, Tirupur District, While apply the patta and have transfer it was transferred as earlier. As per patta extent was 1.82 ¾ acre (7400.00 Sq.Meter) . The difference between as per patta and documents are very marginal. We undertake that in future any dispute a rise we will take responsibility of the same.

Extent for Document are clarified Below

ACTUAL AREA

S.NO.	DOCUMENT.NO	DATE	S.F.No.	EXTENT	OWNER NAME
1	7122/2025	19/05/2025	381/1A2 & 381/1A7	2.60 AC	SENTHILKUMAR NIKIL SURESHKUMAR
2	7830/2025	31/05/2025	381/1A5	1.12 AC	SENTHILKUMAR
3	668/2026	20/01/2026	381/1A6	0.23 ½ AC	SENTHILKUMAR NIKIL SURESHKUMAR
			TOTAL	3.95½ AC	SENTHILKUMAR NIKIL SURESHKUMAR
S.F.NOS: 381/1A2,1A5 AND 1A7 ARE CULBBED INTO 381/1A2 CLUBBING ORDER No. 2025/32/02/000007CB					
S.F.NO: 381/1A6 ARE CULBBED INTO 381/1A2A2 CLUBBING ORDER No. 026/32/02/000011CB					
SOLD AREA					
1	10191/2025	14/07/2025	381/1A2B	1.50 AC	TAMILSELVI SINDHU
2	16906/2025	25/11/2025	381/1A2A	1.31 ½ AC	RAMANUJAM PALANIRAJ
3	6057/2026	27/04/2026	381/1A2A1& 381/1A2A1	0.63 ½ AC	PALANGARAI VLLAGAE AND PANCHAYAT
			TOTAL	3.45 AC	

THEREFORE: ACTUAL AREA=3.95 ½ AC

SOLD AREA =3.45 AC

ACTUAL AREA(-)SOLD AREA= 0.50 ½ AC

THEN FROM THE SOLDED DOCUMENT NO.16906/2025(1.31 ½ AC) IN THE NAME OF RAMANUJAM AND PALANIRAJ IS ALSO ADDED FOR THE APPROVAL

HENCE: REMAINING AREA: 0.50 ½ AC + 1.31 ½ AC =1.82 AC

Kindly do the needful

Thanking you,

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.