Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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 20.05.2026

Jaayam Ventures Pvt Ltd
Ponneri

DG 710205

V. நாகராஜன்
முத்திரைத்தாள் விற்பனையாளர்
எண். 55, தாலுக் ஆபிஸ் ரோடு
பொன்னேரி - 601 204
உரிமம் எண் 2229/ஆ4/92

AFFIDAVIT

We, **J. Anand Kumar, Director** of **M/s. Jaayam Ventures Pvt. Ltd.** and **K. Ramesh babu**, Promoters of the proposed Residential Lay-out project **ANUP AVENUE**, Comprised at **S. F. Nos. 151/3A, 151/3B, 151/4, 151/5, 151/6A, 151/6B1, 151/6B2** and **152/1 of Anuppampattu Village, Ponneri Taluk, Thiruvallur District, Tamil Nadu state,** do hereby solemnly affirm and state an oath as follows:

1. That we are the absolute owners/authorized representatives of the land and we are competent to swear this affidavit.
2. That the details of the said property are as follows:
   - Survey Number(s): **151/3A, 151/3B, 151/4, 151/5, 151/6A, 151/6B1, 151/6B2** and **152/1**
   - Village: **Anuppampattu**
   - Taluk: **Ponneri**
   - District: **Thiruvallur**
   - State: **Tamil Nadu**
3. Total Land Extent mentioned as per Approval Plan: **7.58 Acres** or **30,750 Square Metres**

For JAAYAM VENTURES PVT. LTD.

Director's / Authorised Sign.

4. Total Land Extent as per Patta: **307.5 Ares** or **7.59 Acres** *(by rounding off Ares into Acres)* or **30,750 Square Metres**

S.F. No.	**Extent in Ares and Acres as per Patta**
151/3A	38.00 Ares
151/3B	8.00 Ares
151/4	34.50 Ares
151/5	31.00 Ares
151/6A	21.00 Ares
151/6B1	2.00 Ares
151/6B2	28.00 Ares
152/1	145.00 Ares or 1 Hectare 45 Ares
Total Extent as per patta	**307.50 Ares** or **7.59 Acres** *(by rounding off Ares into Acres)*

5. Total Land Extent as per Document: 30,675.19 Square metres or 7.58 Acres (i.e) **75 Sq. M.** or **0.01 Ares** less than as per Patta extent.
6. That, We hereby solemnly declare that the total extent of the above-mentioned land is true and correct to the best of our knowledge and nothing material has been concealed therefrom.
7. We hereby solemnly declare and undertake that if any dispute, claim, objection, legal issue or liability arises in the future in connection with the above-mentioned land or the declaration made herein, We shall be solely responsible for the same and shall indemnify and keep harmless the concerned authority, its officers, and any other affected parties from all claims, losses, damages, costs, or legal consequences arising therefrom.

VERIFICATION

We do hereby verify that the contents of this affidavit are true and correct to the best of our knowledge and belief, and that nothing material has been concealed therefrom.

Verified at **Chennai** on this **23rd** of **July, 2026.**

DEPONENT

For JAAYAM VENTURES PVT. LTD.

Director's / Authorised Signature

[K. Ramesh babu] [J. Anand Kumar]

Signature of the Deponent(s)

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.