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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+91 9996 12 9996
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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

FM 096451

13.04.2026

M.A.SAJITHA BANU
STAMP VENDOR
NO-5, SKANDHA GARDEN,
PACHAPALAYAM,
COIMBATORE - 641010
LIC.NO.928/B1/2021-18/CBE

Ms. NOVASCAPE REALTY VENTURES LLP, CBE

SELF AFFIDAVIT

From

Ms NOVASCAPE REALTY VENTURES LLP,
57, Kiliyampatti Road,
Velankattuvalasu, Kaspapettai Po,
Erode, 638115.

To

The Authority,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai .

For Novascape Realty Ventures LLP

Partner

Respected Sir/Mam

That I am the responsible member of the property bearing address S.F.No:422/4A2, 422/5A2 & 422/5B2, At Keeranatham Village, Annur Taluk, Coimbatore -641035 and I am well aware of the facts stated herein. In the above area details I am going to build three blocks, block 1 and block 2 as Residential building and block 3 as commercial building.

The Block 3 commercial building shared as a common area in the UDS. Then as per the approved plan car parking is allocated in the commercial block (Block 3), Herewith I assure that car parking mentioned in the block 3 is only for visitor usage. I further hereby undertake and confirm that the above mentioned facilities (car parking in the block 3 commercial building) shall not be sold, transferred, leased or otherwise alienated to any individual, entity or third party at any time in the future and shall be remain as common amenities of the project.

Please consider this affidavit is concern from my side regarding the query raised by TNRERA authority. So I request you move on the file for the further process.

Thank You

Date: 13.04.2026

Place: Coimbatore

Yours Faithfully

For Novascape Realty Ventures LLP

Partner

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.