Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலநாடு TAMILNADU

16.02.2026

FS 238511

P.L. RAMANATHAN
DINDIGUL

ஆர்.ராதாகிருஷ்ணன்
முத்திரைத்தாள் விற்பனையாளர்
நீதி மன்ற வளாகம்.
உ.எண் : 363/ஆ 1/2004
2டி/1 வாழ்க வளமுடன் தெரு,
L.G.B.காம்பவுண்டு,
Y.M.R.பட்டி திண்டுக்கல்.

Affidavit cum Declaration

Affidavit cum Declaration of 1.RM.Annamalai 2.A.Periyakarupan 3.A.Ramanathan 4.RM.Nallapan 5.RM.Sivakumar 6.K.Mallika 7.T.Chinnammal 8.Lena Periyanna 9.PR.Annamalai 10.Thenimalai 11.Ramanathan 12.Ramasamy **Address of the site: Sf. No: 1568/20, Valayapatti.** Promoters of the proposed project do hereby solemnly declare, undertake and state as under.

That the immovable property situated at Valayaptti Survey No.1568/20, Patta No.1682, Ponnamaravathi Taluk, Pudukottai District, Tamil Nadu is an ancestral property inherited from my forefathers.

That the said property originally belonged to my ancestries , and thereafter devolved upon his legal heirs by way of succession under applicable law.

That the revenue records stand in our name by virtue of Patta No. 1682, issued by the competent Revenue Authority, evidencing our lawful possession and enjoyment of the said property.

That being the lawful legal heirs/co-parceners having rightful share and title over the said ancestral property, we are legally entitled to deal with the said property.

That by virtue of our lawful right and title under the patta and succession, we have executed:

A Settlement Deed dated on 03-02-2025, registered as Document No. 433/2025, 435/2025, and A Settlement Deed dated on 04-02-2025 , registered as Document No. 471/2025, 473/2025 before the Sub-Registrar Office at Ponnamaravathi and

A General Power of Attorney (GPA) dated on 10-02-2025, registered as Document No. 563/2025, 564/2025 before the Sub-Registrar Office at Ponnamaravathi.

That the execution of the above documents has been done lawfully, voluntarily, and without any coercion, undue influence, or misrepresentation.

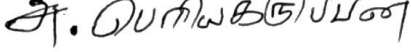
That this affidavit is executed to declare that the said property is ancestral in nature and that we have lawful rights, title, and authority to execute the aforesaid documents.

1. That we / promoter have / has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated Copy of the agreement between such owner and promoter for development of the project.
2. That We 7 and 8, 10 and 11 are the owner of the land in Sf.No: 1568/20 by virtue of the settlement deed as Doc.No: 433/2025, 435/2025, 471/2025, 473/2025 consisting each person carrying 1100 Sqmt. Totally 4400 Sqmt.
3. That we 1 to 6 and 9, are the owner of the land in SF.No: 1568/20 by patta and we executed individual Document of G.P.A Doc.No: 564/2025 in favour of R. Ramasamy. Consisting 1st,2nd,3rd and 9th person carry's 1100 Sqmt. Each and 4th,5th and 6th person carry's 366.66 Sqmt. Totally 5500 Sqmt. Total extend of the land is 9900 Sqmt
4. We here by abide by the act of our power agent and we also undertake to rectify all the act done by our power agent on the strength of G.P.A
5. That we promoters state that land is Free from all encumbrances.

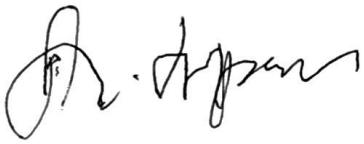
6. That we Promoters Shall abide by the rules and regulations of Tamil Nadu Real Estate Regulatory Authority.
7. That we promoters has furnished such other documents have been prescribed by Act.
8. The contents of my above Affidavit cum Declaration are true and correct and

Nothing material has been concealed by me there from. Verified by us at on this day of 16-02-2026.

1. 

2. 

3. A. Ramanathan

4. 

5. 

6. K. Mallika

7. T. Chinnamal

8. 

9. PR. Annamalai

10. 

11. 

12. 

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.