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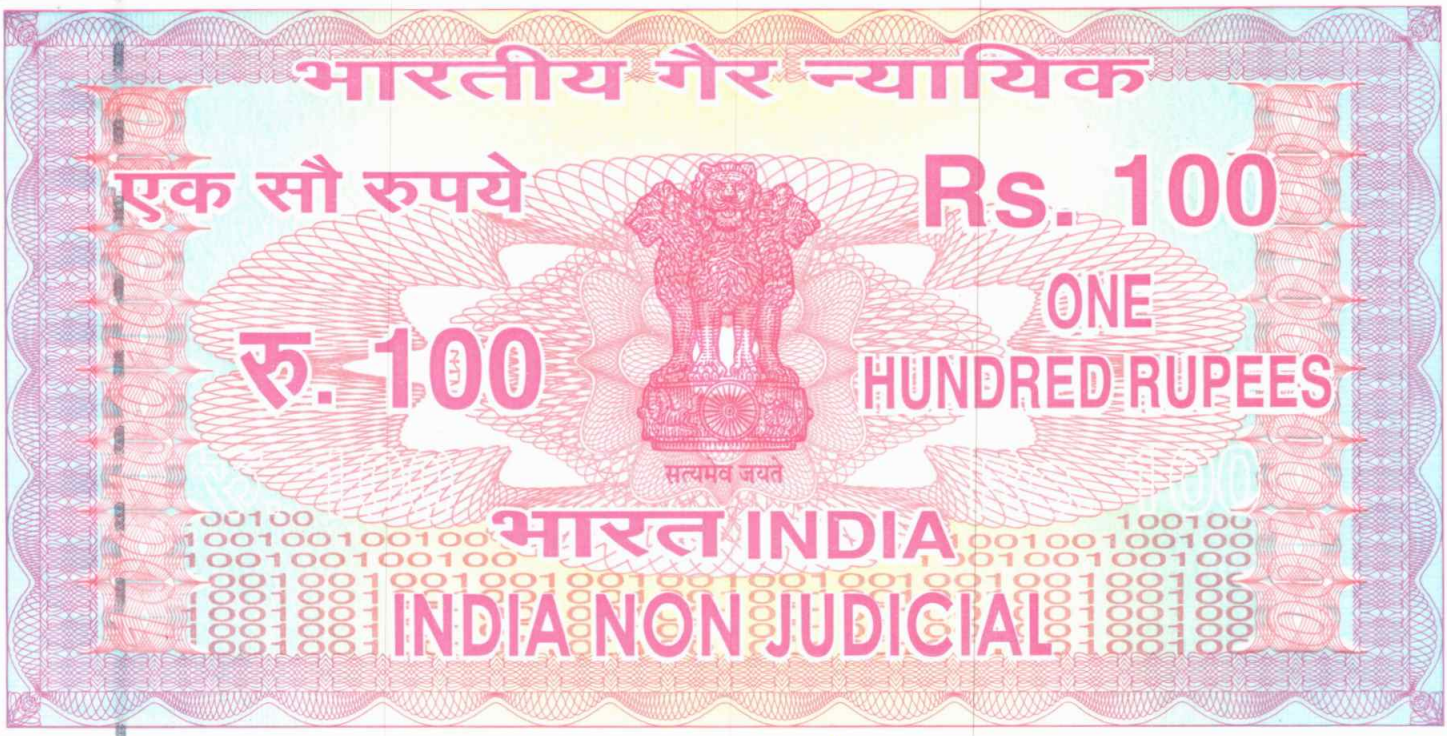
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலனாடு TAMILNADU Rs-100/-

ஆர். பழனியப்பன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 36/2008, ஈரோடு
கங்காநகர்
காங்கயம், தமிழ்நாடு.

26.05.2026
P.K.B. சண்முகம்
பாரவலசு,

FL 783018

AFFIDAVIT

BY

PARAVALASU KITTUSAMY BALUSAMY SANMUGAM

(Also known as: P K B Sanmugam)

IN THE MATTER OF RERA APPLICATION — PROJECT "VAAGAI GARDEN"

BEFORE THE HON'BLE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

(Tamil Nadu, Andaman and Nicobar Islands)

In Response to Admin Query dated: 26-05-2026

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

NOTARY
GOVT OF TAMILNADU

P.K.B. Sanmugam

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Rs-100/-

FL 783019

26.05.2026

P.K.B. சண்முகம்

பாரவலசி.

ஆர். பழனியப்பன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 36/2008, ஈரோடு
கங்காநகர்
காங்கயம், தமிழ்நாடு.

Full Name	Paravalasu Kittusamy Balusamy Sanmugam
	(PKB Sanmugam)
Age	47 years
Son of	BALUSAMY
Occupation	Business / Real Estate Promoter & Partner
Firm Name	M/s. Shri Varahi Realty Group (Partnership Firm)
Aadhaar No.	5447 – 9513 – 6349
PAN No.	AOWPS5496J
Residential Address	429, Paravalasu, maravapalayam, Kangeyam, Tiruppur Dist., Tamil Nadu-638701

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.

NOTARY GOVT OF TAMILNADU

P.K.B.

I, the above-named Deponent, **Paravalasu Kittusamy Balusamy Sanmugam (PKB Sanmugam)**, do hereby solemnly affirm, sincerely declare, and state on oath as under, in response to the Query raised by the Hon'ble Tamil Nadu Real Estate Regulatory Authority (TNRERA) vide Admin Query dated **26-05-2026**, which directs the applicant to furnish an affidavit confirming that Tvl. P.K.B. Sanmugam is one of the signatories in the General Power of Attorney (GPA) and also one of the partners of M/s. Shri Varahi Realty Group, and further to clarify the name mismatch appearing in the Registration Certificate of the Partnership Firm vis-à-vis other documents:

1. **IDENTIFICATION OF THE DEPONENT**

That I am the Deponent herein and am fully acquainted with all the facts stated in this Affidavit. I am the Promoter and one of the Partners of **M/s. Shri Varahi Realty Group**, a registered Partnership Firm, and have filed an application before this Hon'ble Authority for RERA registration of the real estate project styled as **"Vaagai Garden,"** situated at Kangeyam, Tiruppur District, Tamil Nadu.

2. **CONFIRMATION: DEPONENT IS A SIGNATORY IN THE GENERAL POWER OF ATTORNEY (GPA)**

That I, **Paravalasu Kittusamy Balusamy Sanmugam (PKB Sanmugam)**, do hereby solemnly confirm and affirm on oath that I am one of the authorised **signatories in the General Power of Attorney (GPA)** executed in connection with the RERA application for the project "Vaagai Garden." I have duly signed the said GPA in my capacity as Partner of M/s. Shri Varahi Realty Group and my signature therein has been affixed by me personally.

3. **CONFIRMATION: DEPONENT IS ONE OF THE PARTNERS OF M/S. SHRI VARAHI REALTY GROUP**

That I hereby solemnly affirm and confirm on oath that I am and have been one of the **constituted Partners of M/s. Shri Varahi Realty Group**, a Partnership Firm, from the date of its formation. My name appears as a Partner in the Partnership Deed and I have been actively participating in the management, operations, and affairs of the said Firm. There is no dispute whatsoever regarding my status as a Partner of the said Firm.

4. **CLARIFICATION OF NAME MISMATCH IN THE REGISTRATION CERTIFICATE OF THE PARTNERSHIP FIRM**

That this Hon'ble Authority has observed a mismatch in the name of the Deponent as appearing in the Registration Certificate of the Partnership Firm vis-à-vis other documents. The Deponent respectfully submits the following clarification in this regard:

K. KANDASWAMY, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

NOTARY ★ GOVT OF TAMILNADU ★

(a) **Name in Partnership Firm Registration Certificate: "Paravalasu Kittusamy Balusamy"** (surname "Sanmugam" omitted due to character/field limitations in the registration system);

(b) **Name in GPA (General Power of Attorney): "P K B Sanmugam"** (abbreviated form used in the GPA document);

(c) **Full Legal Name as per Aadhaar Card and PAN Card: "P K B Sanmugam"** [abbreviated form used in **"Paravalasu Kittusamy Balusamy Sanmugam"** (complete and unambiguous legal name)];

(d) **Name in GST Registration Portal: "Paravalasu Kittusamy Balusamy"** (surname "Sanmugam" omitted due to system character-count restrictions in the Government GST portal).

(e) **Name in income tax receipt challan : "Paravalasu Kittusamy Balusamy sanmugam"**(complete and unambiguous legal name)

That I solemnly affirm on oath that all the above names — **"Paravalasu Kittusamy Balusamy Sanmugam," "Paravalasu Kittusamy Balusamy," "P K B Sanmugam,"**— refer to one and the same individual, i.e., the present Deponent. The variation in names across different documents has arisen purely due to:

i. Technical/character limitations in Government registration portals (GST and Partnership Firm registration systems);

ii. Use of abbreviated forms of the name in certain legal documents (GPA); and

iii. Administrative/clerical variation, and NOT due to any misrepresentation, fraud, impersonation, or suppression of material facts.

5. **THERE IS NO OTHER INDIVIDUAL BY THESE NAMES**

That I solemnly swear that there is no other person by the name "Paravalasu Kittusamy Balusamy Sanmugam," "Paravalasu Kittusamy Balusamy," "P K B Sanmugam," associated with the RERA application, the GPA, the Partnership Firm, or the project " SVR's Vaagai Garden." All references to any of the above names in any document connected to this matter refer exclusively to myself.

6. **SUPPORTING DOCUMENTS**

That in support of the above submissions, I place on record the following documents, true copies of which are annexed herewith:

(f) **Exhibit A** — Aadhaar Card bearing full legal name "P K B Sanmugam"

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

NOTARY GOVT OF TAMILNADU

(g) **Exhibit B** — PAN Card bearing full legal name "Paravalasu Kittusamy Balusamy Shanmugam"

(h) **Exhibit C** — Copy of Partnership Firm Registration Certificate (showing name as registered)

(i) **Exhibit D** — Copy of the General Power of Attorney (GPA) bearing Deponent's signature

(j) **Exhibit F** — Screenshot from Official GST Portal — Promoter/Partner page confirming identity

(k) **Exhibit G** — Income Tax Department Challan Receipt.

7. **DECLARATION AS TO TRUTH AND BONA FIDES**

That this Affidavit is made bona fide, in good faith, and in compliance with the direction of this Hon'ble Authority vide Admin Query dated 26-05-2026. The contents hereof are true and correct to the best of my knowledge, belief, and information. No material fact has been suppressed or misrepresented. I am fully aware that making a false statement on oath is punishable under applicable provisions of law.

DEPONENT

Place: Kangeyam

Date: 26.05.2026

Signature of Deponent

P K B SANMUGAM

(Paravalasu Kittusamy Balusamy Sanmugam)

Partner — M/s. Shri Varahi Realty Group

Promoter — Vaagai Garden, Kangeyam

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025

NOTARY ★ GOVT OF TAMILNADU ★

OATH ADMINISTRATION CERTIFICATE

The above-named Deponent, **Paravalasu Kittusamy Balusamy Sanmugam (P K B Sanmugam)**, appeared before me on this 26th day of May, 2026, at Kangayam; was duly identified, made oath, and subscribed to the foregoing Affidavit in my presence.

Date: 26-05-2026.

Place: KANGAYAM.

Ref / File No.: Book-No-2. Page 84. SNo 2233.

NOTARY PUBLIC

(Official Seal / Rubber Stamp Here)

Name of Notary: K. KANDASWAMY

Enrolment / Regn. No.: MSNO-227/1975.

Appointed by: Tamil Nadu Government

Jurisdiction: KANGAYAM TALUK.

Valid Upto: 19-10-2030.

Address: 66, RAJAJI STREET.
KANGAYAM – 638701
TIRUPUR Dt.

Signature of Notary Public

K. KANDASWAMY, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

Date

IDENTIFICATION WITNESSES

Witness 1	Witness 2
Name: Surendhar T	**Name: M.Praveen kumar**
Address: 4/61 Thathikadu, Nathakadaiyur, Kangayam-638108,Tiruppur.	**Address:** Aathampalayam, Oolapalayam, Kangayam-638701, Tiruppur.
Signature:	**Signature:**

LIST OF ANNEXURES / EXHIBITS

Exhibit	Description	Nature
Exh. A	Aadhaar Card of PKB Shanmugam (full name)	Original/Attested
Exh. B	PAN Card of PKB Shanmugam (full name)	Original/Attested
Exh. C	Partnership Deed of M/s. Shri Varahi Realty Group	Certified Copy
Exh. D	Registration Certificate of the Partnership Firm	Certified Copy
Exh. E	General Power of Attorney (GPA) bearing Deponent's signature	Certified Copy
Exh. F	Screenshot from GST Portal — Promoter/Partner page	Certified Copy
Exh. G	Income Tax Department Challan Receipt.	As required

Certified that the above Exhibits are true copies of the originals in my possession.

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66. Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu,South India.
G.O. M.S. No. 329/2025.

NOTARY
K.KANDASWAMY,B.A.,B.L.,
G.O Rt.No.329, 2025
TIRUPUR(DT)
GOVT OF TAMILNADU

P K B SANMUGAM (Deponent)

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிபபட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/12623/01667

To
பி கே பி சன்முகம்
P K B Sanmugam
S/O,Balusamy
429
Paravalasu,maravapalayam
Kangeyam
Kangeyam
Tiruppur Tamil Nadu - 638701
9965311111

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5447 9513 6349

VID : 9158 6546 6334 5002

எனது ஆதார், எனது அடையாளம்

Government of India

பி கே பி சன்முகம்
P K B Sanmugam
பிறந்த நாள்/DOB: 15/05/1979
ஆண்/ MALE

Issue Date: 09/10/2013

5447 9513 6349

VID : 9158 6546 6334 5002

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரச மற்றும் அரச சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

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Unique Identification Authority of India

முகவரி:
பாலுச்சாமி, 429, பாரவலசு,மறவபாளையம், காங்கேயம், காங்கயம், திருப்பூர், தமிழ் நாடு - 638701

Address:
S/O,Balusamy, 429,
Paravalasu,maravapalayam, Kangeyam,
Kangeyam, Tiruppur,
Tamil Nadu - 638701

Download Date: 30/10/2025

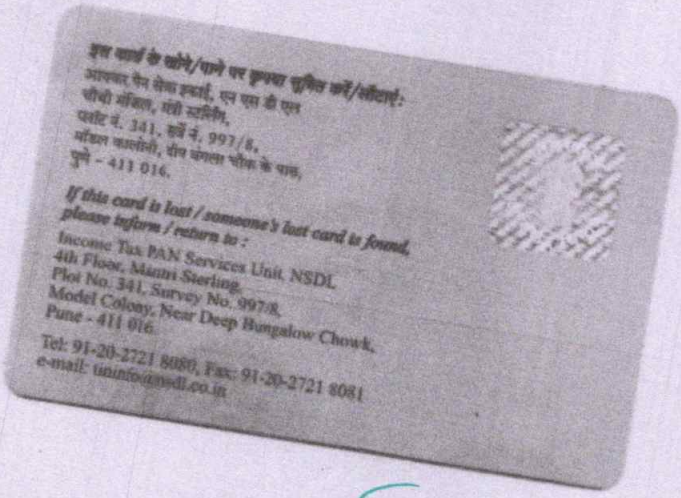
5447 9513 6349

VID : 9158 6546 6334 5002

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K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
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Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.





P K B SANMUGAM

K. KANDASWAMY, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

ITNS No. : 280

PAN	:	AOWPS5496J
Name	:	PARAVALASU KITTUSAMY BALUSAMY SANMUGAM
Assessment Year	:	2026-27
Financial Year	:	2025-26
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	Self-Assessment Tax (300)
Amount (in Rs.)	:	₹ 1
Amount (in words)	:	Rupees One Only
CIN	:	26040800092880HDFC
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2609847400117
Date of Deposit	:	08-Apr-2026
BSR code	:	0510002
Challan No	:	18034
Tender Date	:	08/04/2026

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 1
B	Surcharge	₹ 0
C	Cess	₹ 0
D	Interest	₹ 0
E	Penalty	₹ 0
F	Others	₹ 0
	Total (A+B+C+D+E+F)	₹ 1
	Total (In Words)	Rupees One Only

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Congrats! Here's what you have just achieved by choosing to pay online:

Time
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Paper
Save Environment

e-Receipt
Easy Access

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

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- Manage API Access
- Register / Update DSC
- Activate/ Deactivate STAK
- Aadhaar Authentication Status
- My Registration Certificate
- Core Business Activity Status
- Bank Account Status

Profile | Place of Business | Geocoded Places of Business | Address and Contacts | Other Business

GSTIN/UIN/Temporary ID	Legal Name of Business	Trade Name
33AEFFS1980N1ZM	**SHRI VARAHI REALTY GROUP**	**SHRI VARAHI REALTY GROUP**

Centre Jurisdiction	State Jurisdiction	Date of Registration
State - CBIC,Zone - CHENNAI,Commissionerate - SALEM,Division - ERODE-I,Range - DHARAPURAM - I RANGE	**State - Tamil Nadu,Division - TIRUPPUR,Zone - TIRUPPUR -III,Circle - KANGEYAM (Jurisdictional Office)**	**22/09/2020**

Constitution of Business	Taxpayer Type	GSTIN/UIN/Temporary ID Status
Partnership	**Regular**	**Active**

Compliance Rating	Field Visit Conducted?
NA	**No**

Name of the Proprietor / Director(s) / Partner(s) / Promoter(s)

1. PARAVALASU KITTUSAMY BALUSAMY SANMUGAM
2. DURAISAMY NALLASIVAM
3. NAGARATHINAM ARUNKUMAR
4. GOVINDHASAMY SENTHILKUMAR

K. KANDASWAMY, B.A.,B.L.,
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66. Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamilnadu, South India.
G.O. No. [illegible]/2025.

Skip to Main Content A+ A-

Goods and Services Tax

Government of India, States and Union Territories

SHRI VARAHI REALTY
33AEFFS1980N1ZM

Dashboard | Services | GST Law | Downloads | Search Taxpayer | Help and Taxpayer Facilities | e-Invoice | News and Updates

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- Manage API Access
- Register / Update DSC
- Activate/ Deactivate STAK
- Aadhaar Authentication Status
- My Registration Certificate
- Core Business Activity Status
- Bank Account Status

Profile | Place of Business | Geocoded Places of Business | **Address and Contacts** | Other Business

Promoter/Partners

Name	Mobile Number	Email Address	Address Details
PARAVALASU KITTUSAMY BALUSAMY SANMUGAM	9842798999	shrivarahirealitygroup2020@csoffices.in	429, PARAVALASU, MARAVAPALAYAM POST, Kangeyam, Tiruppur, Tamil Nadu, 638701
DURAISAMY NALLASIVAM	8883837777	ICONBUILDERSKGM@GMAIL.COM	14/175-1, PERIYA KALIYAPPAN KAVUNDANVALASU, Kangeyam, Tiruppur, Tamil Nadu, 638701

K. KANDASWAMY, B.A.,B.L.,
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66. Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu,South India.
G.O. M.S. No. 329/2025.

Dashboard › Services › Registration › Amendment of Registration Core fields

English

Application Type	Due Date to Complete	Last Modified
Amendment (Core Fields)	23/04/2026	08/04/2026
GSTIN	**Full Name of Taxpayer**	**Type of Registration**
33AEFFS1980N1ZM	SHRI VARAHI REALTY GROUP	Regular

Business Details ✓ | Promoter / Partners ✓ | Principal Place of Business ✓ | Additional Places of Business | Verification

• indicates mandatory fields

Details of Stakeholders

Personal Information

Name of Person

First Name•	Middle Name	Last Name
PARAVALASU KITTUSAMY	BALUSAMY	SANMUGAM

Name of Father

First Name•	Middle Name	Last Name
BALUSAMY		

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66, Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33AEFFS1980N1ZM

1.	**Legal Name**	SHRI VARAHI REALTY GROUP			
2.	**Trade Name, if any**	SHRI VARAHI REALTY GROUP			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Partnership			
5.	**Address of Principal Place of Business**	**Building No./Flat No.:** SFNO 68/1A **Name Of Premises/Building:** DWARAKA GATED COMMUNITY **Road/Street:** CHENNIMALAI ROAD **City/Town/Village:** KANGAYAM **District:** Tiruppur **State:** Tamil Nadu **PIN Code:** 638701			
6.	**Date of Liability**	22/09/2020			
7.	**Date of Validity**	From	22/09/2020	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**				

Signature

Signature Not Verified
Digitally signed by DS GOODS AND SERVICES TAX NETWORK 15
Date: 2025.12.30 00:31:04 IST

Name	
Designation	
Jurisdictional Office	
Date of issue of Certificate	30/12/2025

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 30/12/2025 .

R. RAMASWAMY, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
66, Palali Street, Kangeyam 638 701.
Tirupur (Dt), Tamil Nadu, South India.
G.O. M.S. No. 329/2025.

Goods and Services Tax

Annexure A

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AEFFS1980N1ZM

Details of Additional Place of Business(s)

Legal Name	SHRI VARAHI REALTY GROUP
Trade Name, if any	SHRI VARAHI REALTY GROUP
Additional trade names, if any	

Total Number of Additional Places of Business(s) in the State **1**

1	S/F.No: 374/2B, 4A 375/4A, SHRI VARAHI WARE HOUSE, Sivanmalai, Kangeyam, Tiruppur, Tamil Nadu, 638701

K. KANDASWAMY, B.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
66. Rajaji Street, Kangayam-638 701.
Tirupur (Dt), Tamil Nadu,South India.
G.O. M.S. No. 329/2025.

Goods and Services Tax

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AEFFS1980N1ZM

Legal Name	SHRI VARAHI REALTY GROUP
Trade Name, if any	SHRI VARAHI REALTY GROUP
Additional trade names, if any	

Details of Managing / Authorized Partners

1		Name	PARAVALASU KITTUSAMY BALUSAMY
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu
2		Name	DURAISAMY NALLASIVAM
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu
3		Name	NAGARATHINAM ARUNKUMAR
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu
4		Name	GOVINDHASAMY SENTHILKUMAR
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu

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Goods and Services Tax

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

Verified RealEstate
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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.