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RE REGULATORY RECORD

RERA Document

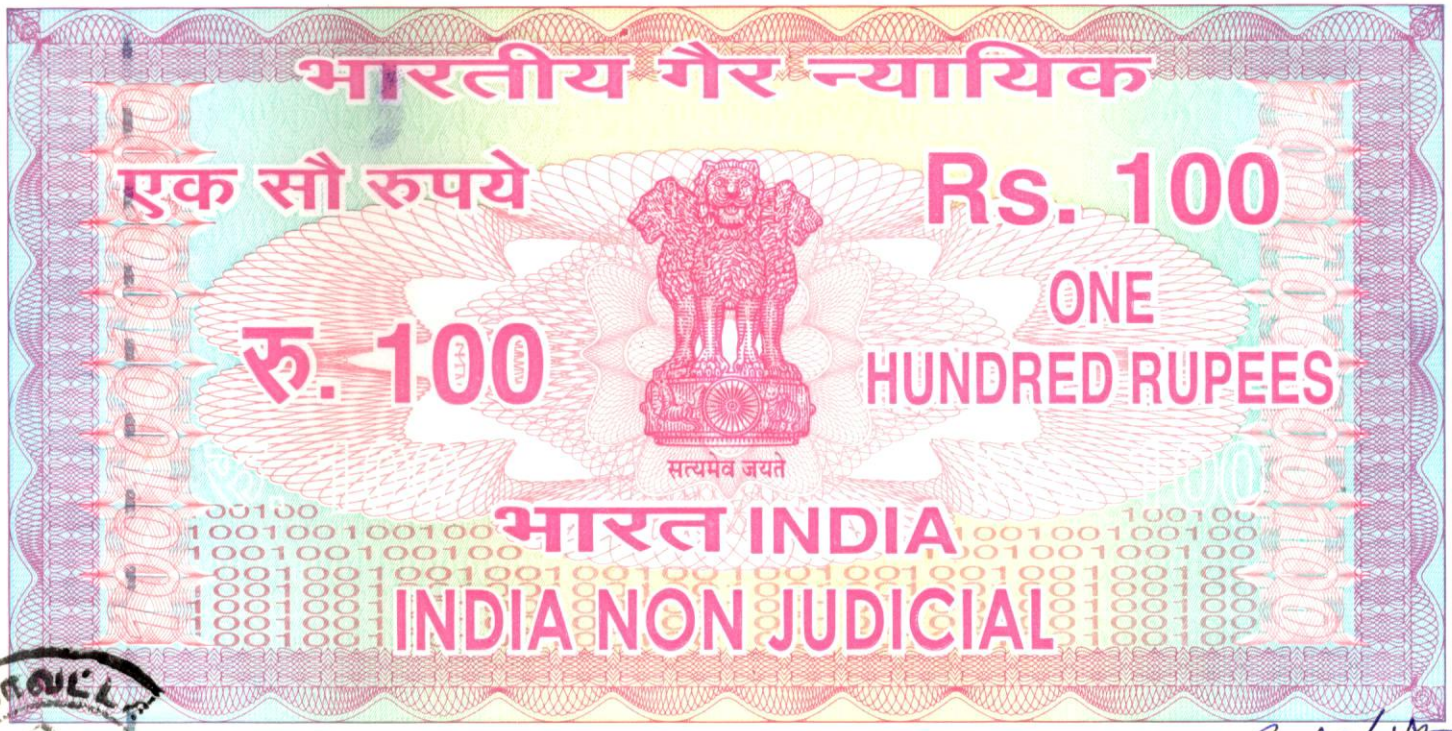
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

M. Dwarakanath
M. Devaraj
M. Purushothaman

28 JAN 2026

R. Lalitha
EG 801751

R. LALITHA
STAMP VENDOR
Lic No R Dis/109/B4/88
64, Thambu Chetty Street,
Chennai - 600 001.

AFFIDAVIT CUM DECLARATION

28.01.2026

From

M Dwarakanath,

M Devaraj & M Purushothaman,

No.177/351, Red hills Road,

Thiruvallur – 602201

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir,

Sub : Affidavit cum Declaration for layout project at SRI PAPPAMMAL NAGAR" comprised in Survey NO: 730/1A1A1A1A, 730/2A1A1A and 730/3D measuring an extent of 2.40Acre (9734.00 Sq.mts) situated in Tiruvallur District, Tiruvallur Taluk, Tiruvallur Panchayat Union, Ikkadu Panchayat and Ikkadu Village, Tiruvallur.

Ref : Online Application No. TNRERA/PLI/0460/2026 Dated 22.01.2026.

With reference to the above subject, We hereby declare and state that, we are the land owner of the above mentioned property.

We have allotted the property from the Mrs.Papammal & Mrs.Anitha in the Survey Nos.730/1A1, 730/2 & 730/3D of an extent of 2.37 Acres Vide Partition Deed Doc No.5482/2012.

Based on the purchase we have apply and get the patta from the Tasildar, Thiruvallur Taluk, Thiruvallur District vide Patta No. 5496 & 3840 for the survey nos of 730/1A1A1A1A, 730/2A1A1A & 730/3D of extent of 9734.00 Sq.Mtr (2.40 Acres).

We have apply and received the layout from DTCP for the survey nos 730/1A1A1A1A, 730/2A1A1A & 730/3D of extent of 9734.00 Sq.Mtr (2.40 Acres).

The Layout approval of a extent of 9734.00 Sq.Mtr (as per Patta) and 9591.06 Sq.mtr (as per Document).

Affidavit cum Declaration given by us that if any dispute or encumbrance raise in the difference area specified as above will solved by us with our own expenses.

We kindly request you to approve my layout registration as soon as possible.

Thanking You,

Yours Faithfully,

Sl No	Document						Patta			
	Document No & Date	From	Owner Name	Survey No	Total Extnet in Cents	Extent in Sq.Mtr	Patta No.	Owner	Survey No.	Extent in Sq.Mtr
1	Partition Deed Doc No.5482/2012	Mrs.Papammal Mrs.Anitha	Mr.M.Purushotaman Mrs.M.Devaraj Mr.M.Duvarakanath	730/1A1	108.00	4370.61	3840	Mr.M.Purushotaman Mrs.M.Devaraj Mr.M.Duvarakanath	730/1A1A1A1A	5011.00
				730/2	81.00	3277.96	5496		730/2A1A1A	2773.00
				730/3D	48.00	1942.49			730/3D	1950.00
Total					**237.00**	**9591.06**				**9734.00**

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.