Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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verified.realestate

DIGITALLY VERIFIED RECORD

14.2.2026
Chennai

TO

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

Sir/Madam,

Subject: Submission of letter for non-availability of correlation / subdivision document – reg.

Ref: TNRERA Application No. TNRERA/PBF/0034/2026, Dated: 17.01.2026

This is to inform you that the property is covered under Survey Nos. 242/1, 242/3 of Ganapathy Village, Coimbatore North Taluk, Coimbatore District as per the registered Sale Deed Nos. 3076/2024, 3077/2024, 3188/2024 & 3189/2024 in which the portion of land has been purchased in Survey Nos. 242/1, 242/3. Hence, in the Town Survey Land Register (TSLR) extract, the same property is reflected under Old Survey No. 242 (Part) (T.S. Nos: 1/4, 1/5, 2/4, 6/2, 6/3, 8/2, 8/4 & 8/5 of Ward - T Ganapathy, Block 27), Ganapathy Village, Coimbatore North Taluk, Coimbatore District.

As per Sale Deed		As per TSLR Extract		
S.F. No.	**Total Land Extent**	**Old S.F. No.**	**T.S. No.**	**Land Extent**
242/1 242/3	616.127	242 (Part)	1/4 2/4 6/2	616
	790.598		1/5 6/3 8/2	790.5
	1021.739		8/4	1022
	1173.169		8/5	1173
Total	**3601.633**			**3601.50**

It is submitted that no separate correlation statement/document is available for the Survey Number mentioned in the Sale Deed with the Survey Number shown in the TSLR extract.

Both the Sale Deed and the TSLR extract pertain to the same parcel of land and location, and there is no change in ownership of the property. Hence, the non-availability of a correlation or subdivision document may kindly be considered.

We request you to kindly accept this explanation and proceed further based on the available land records.

Thanking you.

For Acestar Properties Pvt Ltd

Authorised Signatory

Acestar Properties Private Limited
CIN : U45202TN2006PTC059680
GST : 33AAFCA7237B1Z5
12, South Mada St, Srinagar Colony, Saidapet, Chennai – 600015.
Email : contact@alamoxsreal.com
Website : www.alamoxsreal.com

DISTRICT : COIMBATORE

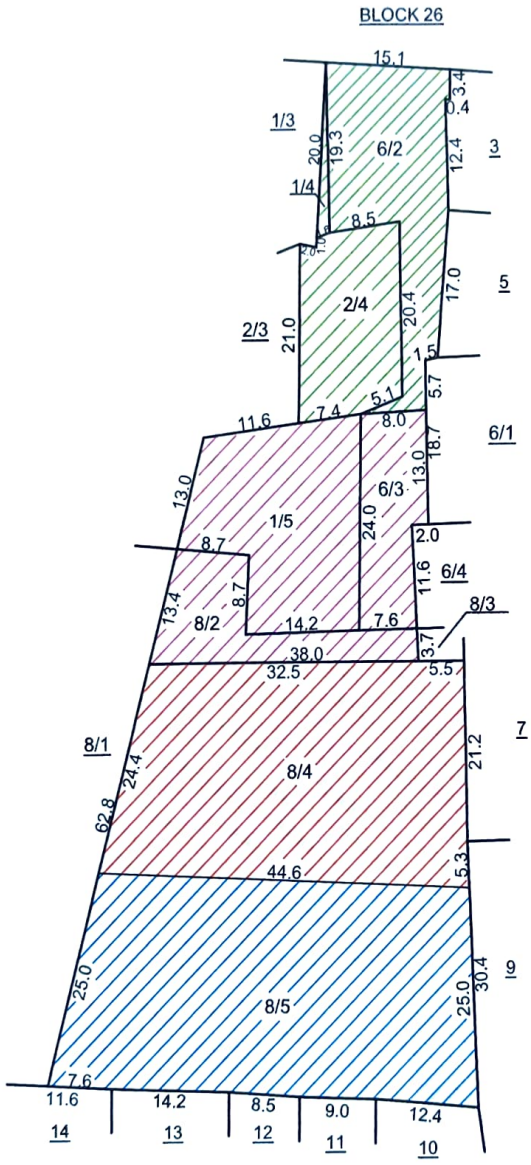
TALUK :COIMBATORE NORTH

WARD :T (20)

BLOCK : 27

T.S.NO : 1,2,6,8





6632 sq.ft (or) 616.0 sq.mt

8510 sq.ft (or) 790.5 sq.mt

10998 sq.ft (or) 1022.0 sq.mt

12628 sq.ft (or) 1173.0 sq.mt

30.10.2024

TOWN SUB INSPECTOR OF SURVEY
CENTRAL ZONE
COIMBATORE CORPORATION

DISTRICT : COIMBATORE

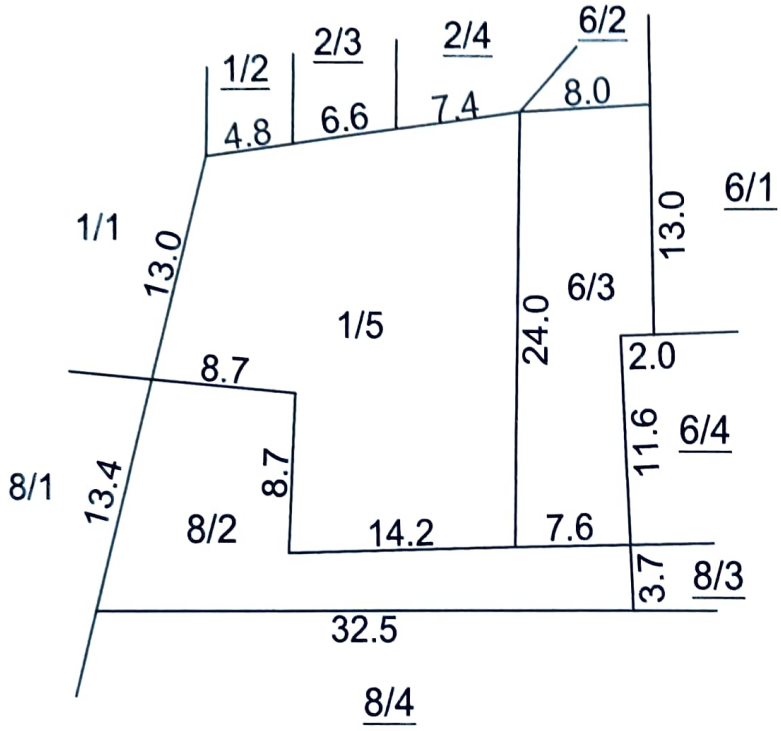
TALUK :COIMBATORE NORTH

WARD : T (20)

BLOCK : 27

T.S.NO : 1/5,6/3,8/2





T.s.no 1/5 Area = 417.5 sq.mt

T.s.no 6/3 Area = 217.0 sq.mt

T.s.no 8/2 Area = 156.0 sq.mt

30.10.2024

TOWN SUB INSPECTOR OF SURVEY
CENTRAL ZONE
COIMBATORE CORPORATION

DISTRICT : COIMBATORE

TALUK :COIMBATORE NORTH

WARD : T (20)

BLOCK : 27

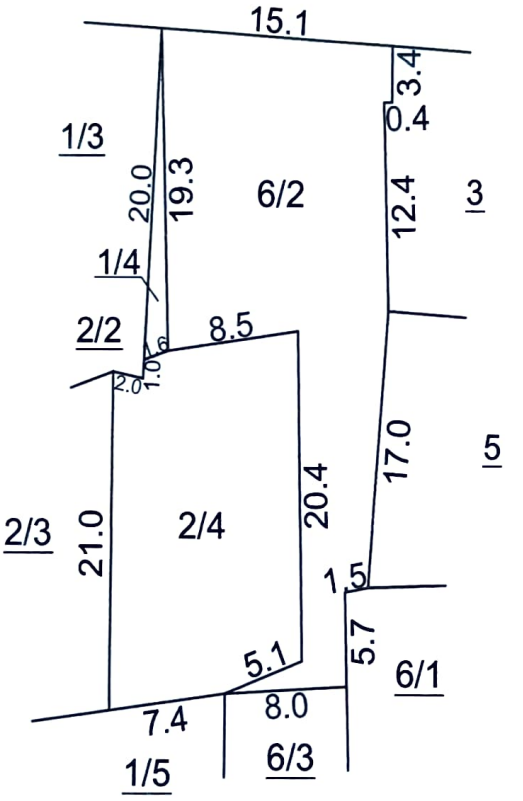
T.S.NO : 1/4,2/4,6/2

N

W E

S

BLOCK 26



T.s.no 1/4 Area = 14.0 sq.mt

T.s.no 2/4 Area = 292.0 sq.mt

T.s.no 6/2 Area = 310.0 sq.mt

30.10.2024

TOWN SUB INSPECTOR OF SURVEY
CENTRAL ZONE
COIMBATORE CORPORATION

DISTRICT : COIMBATORE

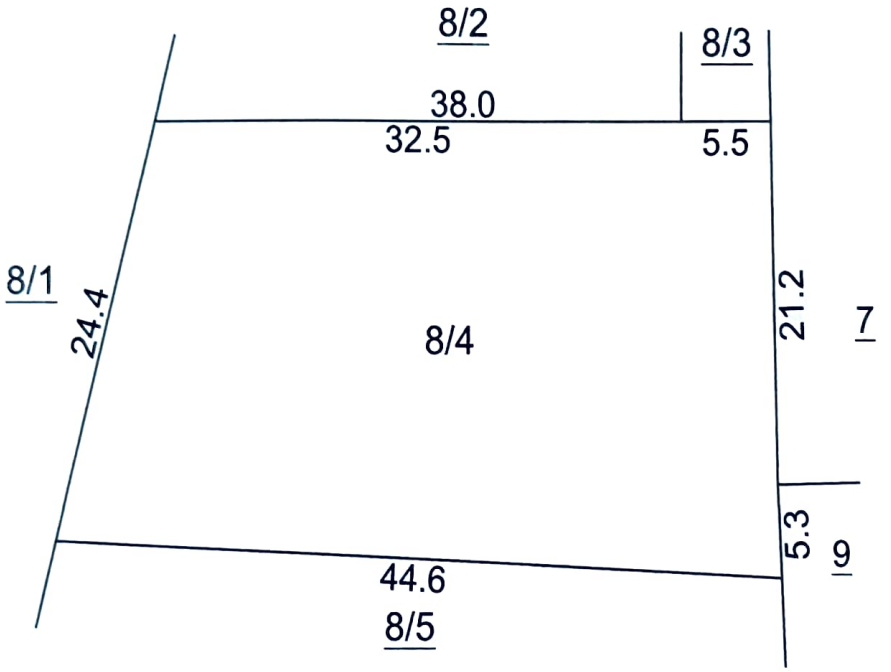
TALUK :COIMBATORE NORTH

WARD : T (20)

BLOCK : 27

T.S.NO : 8/4





T.s.no 8/4 Area = 1022.0 sq.mt

30.10.2024

TOWN SUB INSPECTOR OF SURVEY
CENTRAL ZONE
COIMBATORE CORPORATION

DISTRICT : COIMBATORE

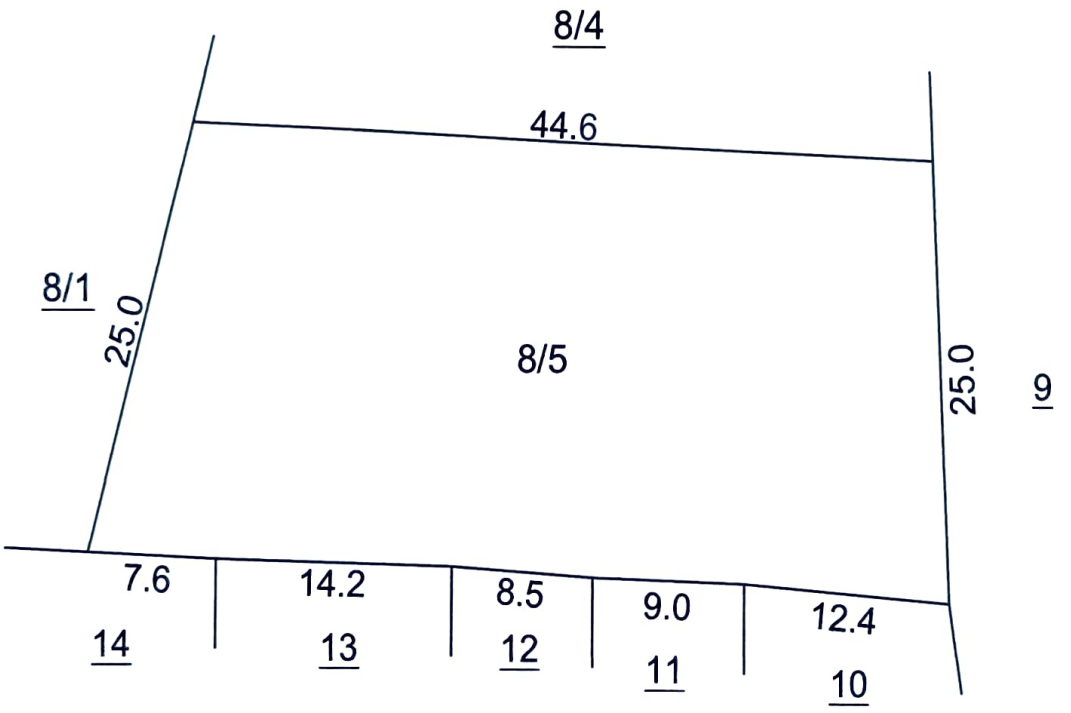
TALUK :COIMBATORE NORTH

WARD : T (20)

BLOCK : 27

T.S.NO : 8/5





T.s.no 8/5 Area = 1173.0 sq.mt

30.10.2024

TOWN SUB INSPECTOR OF SURVEY
CENTRAL ZONE
COIMBATORE CORPORATION

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.