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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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

EU 631238

Riyaz Ahamed Ali

Mayiladuthurai

28 APR 2026

K SANKAR (S.V)
- No. 1481/94
Nagar, Chennai-17

C1 அ... 2025

AFFIDAVIT

I TYPE DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

With reference to our project, which consists of Phase 1 and Phase 2, LT line was crossing through our project area. For removal of the LT line, we have already attached the DCW charges bill copy for your reference.

One LT line passing inside the site has already been removed from the side portion. However, another LT line is crossing through the road area and extending towards the Phase 2 side through the park side and outside route.

This is the present situation at the site. In future, if any issue arises on our side regarding the remaining line, we will handle it on our own responsibility.

Therefore, we kindly request you to proceed further and issue the order copy at the earliest..

Project Details:
Mr.M.RiyazAhamed Ali Address of the Project: " Gokul Avenue" Plot No – 1-184 (Owner use- 1 ,EWS PLOTS 93 - 126 , 147 - 153 ,156 - 160 Total-46)Survey. No- 91/2,3,5,6,7,8,10B,10C1,10C2,111/1,3,4A,4B1,4B2B Nallathukudi Panchayat and Village, Mayiladuthurai Taluk , Mayiladuthurai District.

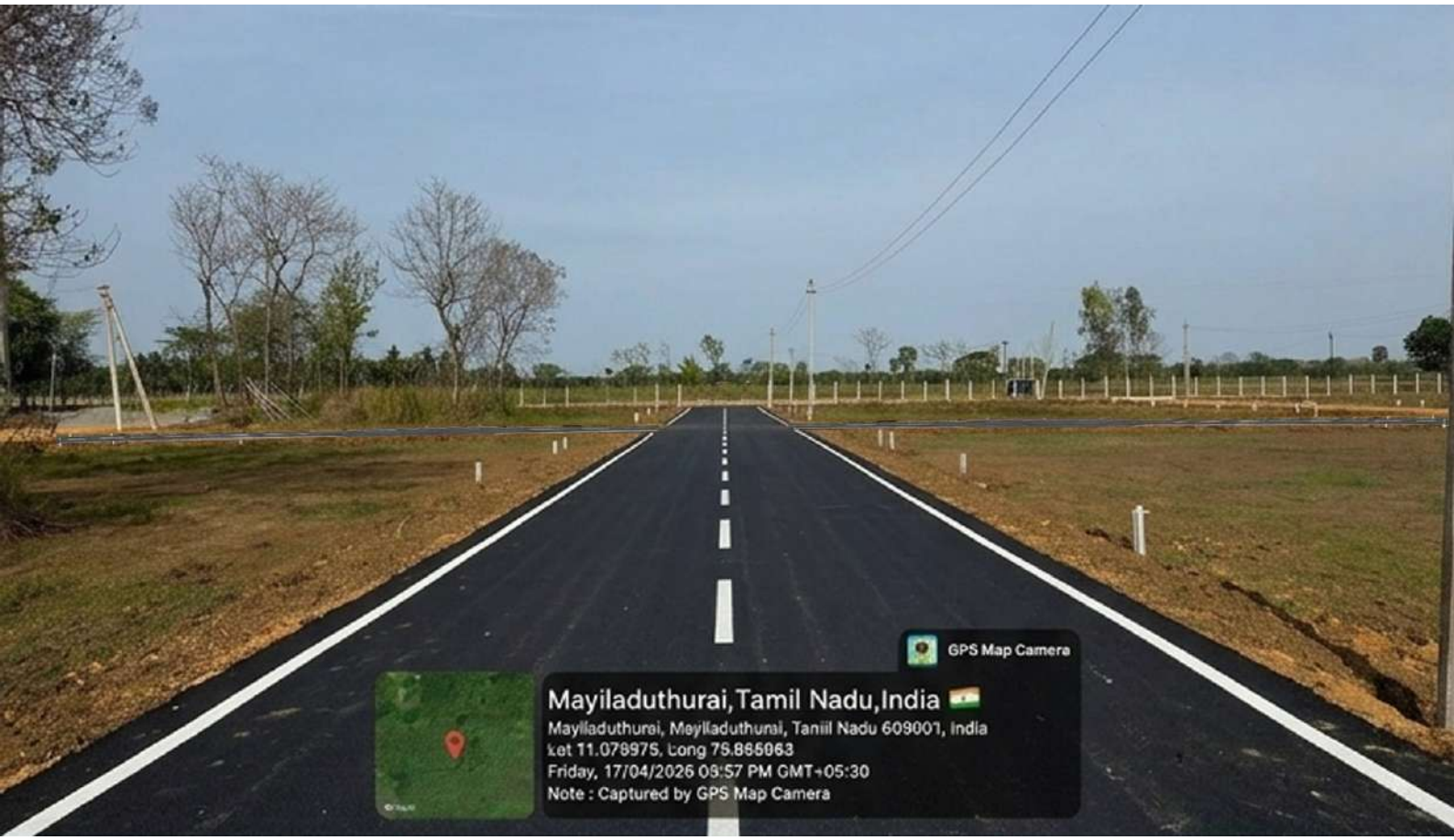
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at 9th May of 2026.

Deponent


GPS Map Camera
Mayiladuthurai,Tamil Nadu,India
Mayiladuthurai, Mayiladuthurai, Tamil Nadu 609001, India
Lat 11.081687, Long 79.658813
Wednesday, 06/05/2026 10:25 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Mayiladuthurai,Tamil Nadu,India
Mayiladuthurai, Mayiladuthurai, Tamil Nadu 609001, India
Lat 11.081711, Long 79.659988
Wednesday, 06/05/2026 10:25 AM GMT+05:30
Note : Captured by GPS Map Camera

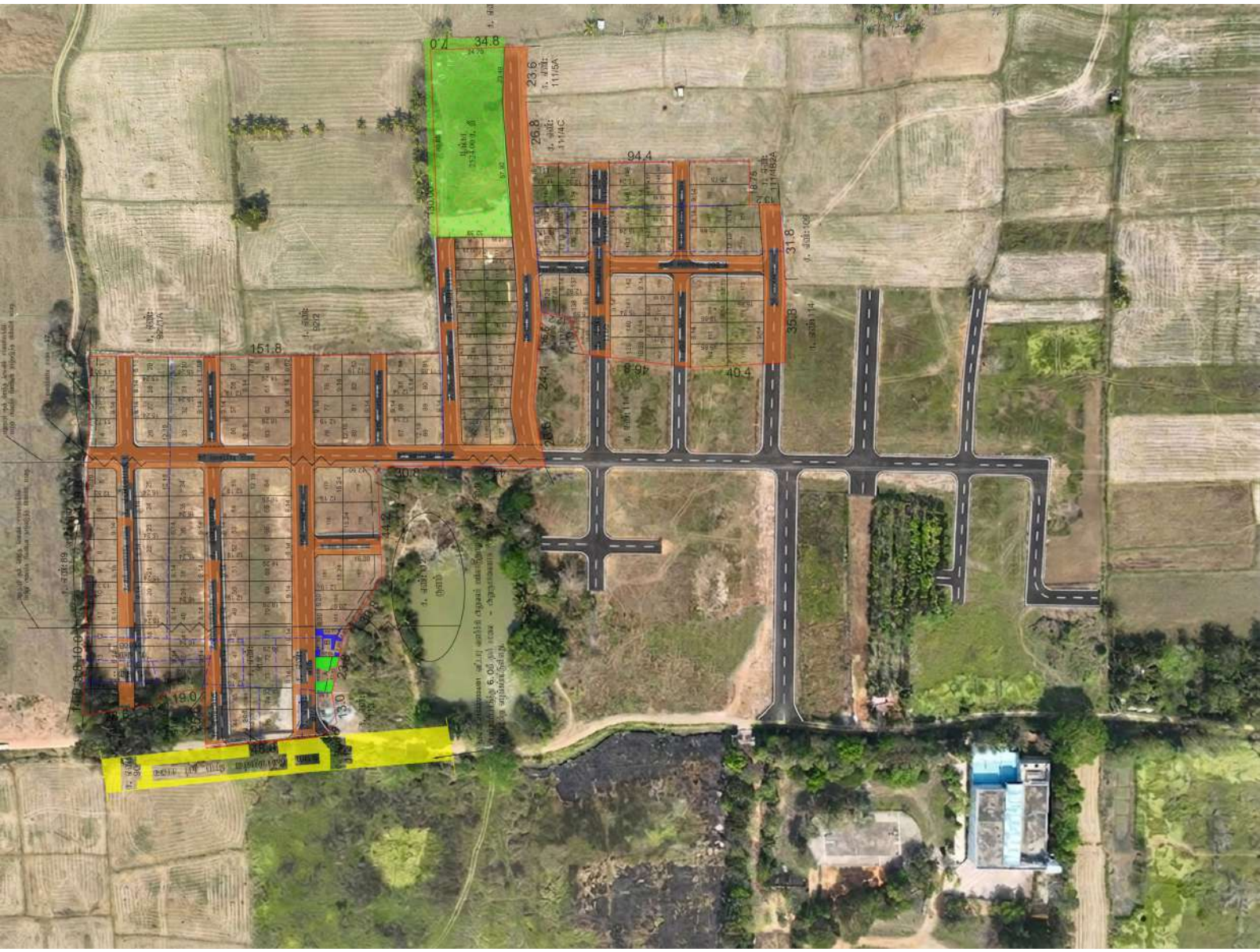

GPS Map Camera
Mayiladuthurai,Tamil Nadu,India
Mayiladuthurai, Mayiladuthurai, Tamil Nadu 609001, India
Lat 11.078975, Long 79.865063
Friday, 17/04/2026 09:57 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Mayiladuthurai,Tamil Nadu,India
Mayileduthural, Mayiladuthural, Tamil Nadu 609001, India
Lat 11.081000, Long 76.855798
Friday, 17/04/2026 04:02 PM GMT+05:30
Note : Captured by OPS Map Camera


GPS Map Camera
Mayiladuthurai,Tamil Nadu,India
Mayiladuthurai, Mayiladuthurai, Tamil Nadu 609001, India
Lat 11.079784, Long 79.660395
Friday, 17/04/2026 03:57 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps


GPS Map Camera
Mayiladuthurai,Tamil Nadu,India
Mayiladuthurai, Mayiladuthurai, Tamil Nadu 609001, India
Lat 11.079777, Long 79.660393
Friday, 17/04/2026 03:57 PM GMT+05:30
Note : Captured by GPS Map Camera




34.8
23.6
26.8
94.4
31.8
353
151.8
40.4
46.8
24.1
20.2
14.8
19.0
13.0





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.