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

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+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 ₹100/-

EH 851041

Dt: 24.09.2025

S. மாதயம் – ரூ.100/-

S.M. SUNDAR
STAMP VENDOR, HOSUR
L.N.: 2/2008/ KGI-TN

Affidavit

I, Mrs. D. Bindu,W/o, Devichand do hereby solemnly affirm and state as follows:

Property: S.No: 340, 341, 342/1, 342/2, 344/1A, 344/1B, 344/2, 345/1 & 346/1, Valathur Village And Panchayat, Gudiyattam Taluk, Vellore District. Extent (66736Sq.m) -22.16 Acre

1. The above-mentioned property is owned by us / mortgaged to us for the loan granted to our Company.

2. In the said property, a Residential Layout has been proposed as per DTCP / RERA approved norms, comprising residential plots, roads, park, and common amenities.

3. Based on the said layout, residential plots are proposed to be sold to prospective purchasers.

4. We have been duly authorized to execute Agreement for Sale and Sale Deeds with respect to the said residential plots in favour of prospective purchasers.

5. The proportionate sale proceeds of each plot, according to its measurement and value, shall be deposited towards settlement of the outstanding loan availed from the concerned Financial Institution / Bank (if applicable, mention name).

6. We hereby confirm that all legal rights and entitlement with respect to the above property and proposed layout vest solely with us.

Therefore,

We also confirm that the Sale Deed No. 313/2025 Dated 11.01.2025 and 1675/2025 Dated 11.01.2025 20.02.2025 in favour of Mr. S.Sayam, S/o.Mr. Suparas, represented by its Mrs. D. Bindu,W/o, Devichand is deposited with us against the loan granted to them.

We declare that the above statements are true and correct to the best of our knowledge and belief.

Authorized

Signatory

Place: Vellore

Date: 25/09/2025

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.