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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU EB 901742

ந. வெள்ளையா
முத்திரைத்தாள் விற்பனையாளர்
R.D.I.S. No. 19820/75
Dt. 31-5-76
தனபதி சமுத்திரம் கீழ ஊர்

ரூபாய் : .....100.....

நாள் : 19/03/2026

விஜயகுமார்
மடக்கன்குளம்

AFFIDAVIT

We, M Vijaya Kumar, aged 51, S/o. S P Mani, No 11/66, Thangasalai Street, Vadakkankulam, Radhapuram Taluk, Tirunelveli District-627116, and M Larson, aged 50, S/o. S P Mani, No 562, Drama Street, Vadakkankulam, Radhapuram Taluk, Tirunelveli District-627116, now Temporarily comedown to Madurai and do hereby solemnly affirm and sincerely state as follows

1. we are the Petitioner herein and I know the facts very well stated hereunder.

எ. விஜயகுமார்
எ. லார்சன்

S RAGUPATHY M.A., B.L., NOTARY
Govt. of Tamilnadu
G.O.M.S. 508/2022
VALLIOOR

S RAGUPATHY M.A.B.L
ADVOCATE NOTARY
Old Bus Stand, Vallioor - 627 117
Cell: 94434 18501 93444 77849

2. We state that the lands situated in Survey No 1784/1 to the extent of 2 acres 19.70 cents purchased by my Vendor R Ganan Arulmani vide a sale deed dated 29-08-1994 and then onwards he was in absolute possession of the said property and thereafter he sold the above property to me by a registered sale deed bearing document No 2924/2022, on the file of Sub-Register Office, Valliyur, Tirunelveli District dated 02-08-2022 and from then onwards we are in absolute possession and enjoyment of the property without any hindrance.
3. In the query raised by **the chief Director Tamil Nadu Real Estate Regulatory Authority, Anna Nagar East, Chennai** a suit in O.S. No 138/2022 has been referred. The above suit has been filed by one Perumal against Gana Arulmani and others for declaration that the alienation in respect of the schedule property is not valid in law and the above suit is pending before the Principal Subordinate Court, Valliyur. There is no stay given by the Principal Subordinate Court, Valliyur regarding the O S No 138 of 2022.
4. We state that there is no restrained order as against the O S No 138 of 2022 by any court of law regarding the approval of the layout.

Solemnly affirmed at Vallioor
this the 19th day of March 2026 and
signed his name in my presence

Deponents

Vallioor

S RAGUPATHY M.A.B.L
ADVOCATE NOTARY
Old Bus Stand, Vallioor - 627 11
Cell: 94434 18501 93444 77849

S.RAGUPATHY M.A., B.L.-NOTARY
Govt. of Tamilnadu
G.O.Ms 506/2022
VALLIOOR

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.