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 TAMILNADU

18/12/25

ET 326356

CMDA

G. SIVAKUMMAR
Stamp Vendor
LIC No:14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai - 600 034
Mobile:9381004109

## Affidavit Cum Declaration

We, Mrs. P. Ramani, Wife of Mr. Pandian, aged about 63 years, residing at No.14, 2nd Main Road, JB Estate, Avadi, Chennai, and M/s. RLG Associates, represented by its Promoter Thiru. P. Ramesh, in respect of the proposed project "Pandian Avenue" comprised in Survey Nos. 6/2A1B & 6/5B of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, within the limits of Poonamallee Panchayat Union, do hereby solemnly affirm and declare as follows:

1. We submit that Mrs. P. Ramani is the land owner and M/s. RLG Associates is the promoter of the above said proposed project.
2. We submit that we have developed the proposed project and completed the development of the entire project.
3. We further submit that we have received a query alleging that a compound wall has been constructed in the project site, thereby blocking the access to the adjacent land owner.
4. In this regard, we respectfully submit that the said compound wall was constructed by the adjacent land owner and not by us.

NOTARY GOVERNMENT OF INDIA R. JAYASHANKARAN

P.Ramani

For RLG ASSOCIATES

Proprietor

5. We hereby undertake and assure that we have not blocked and will not block any access to the adjacent land owner in any manner whatsoever.
6. We submit that the above statements are true and correct to the best of our knowledge, belief, and information.

Solemnly affirmed at Chennai

on this 05th day of January 2026

DEPONENTS

P.Ramani

For RLG ASSOCIATES

Proprietor

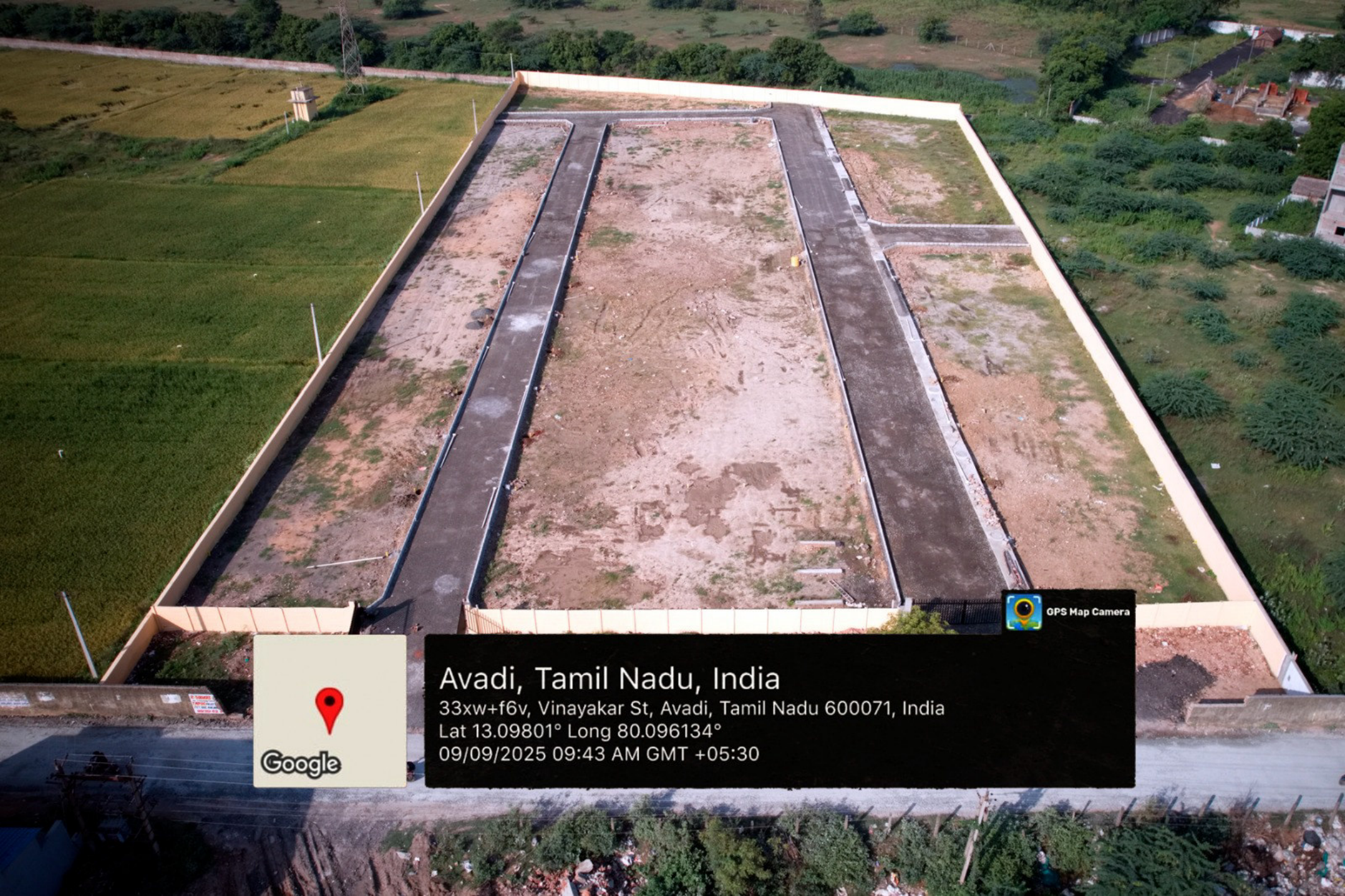
NOTARY * GOVERNMENT OF INDIA * R. JAYASHANKARAN

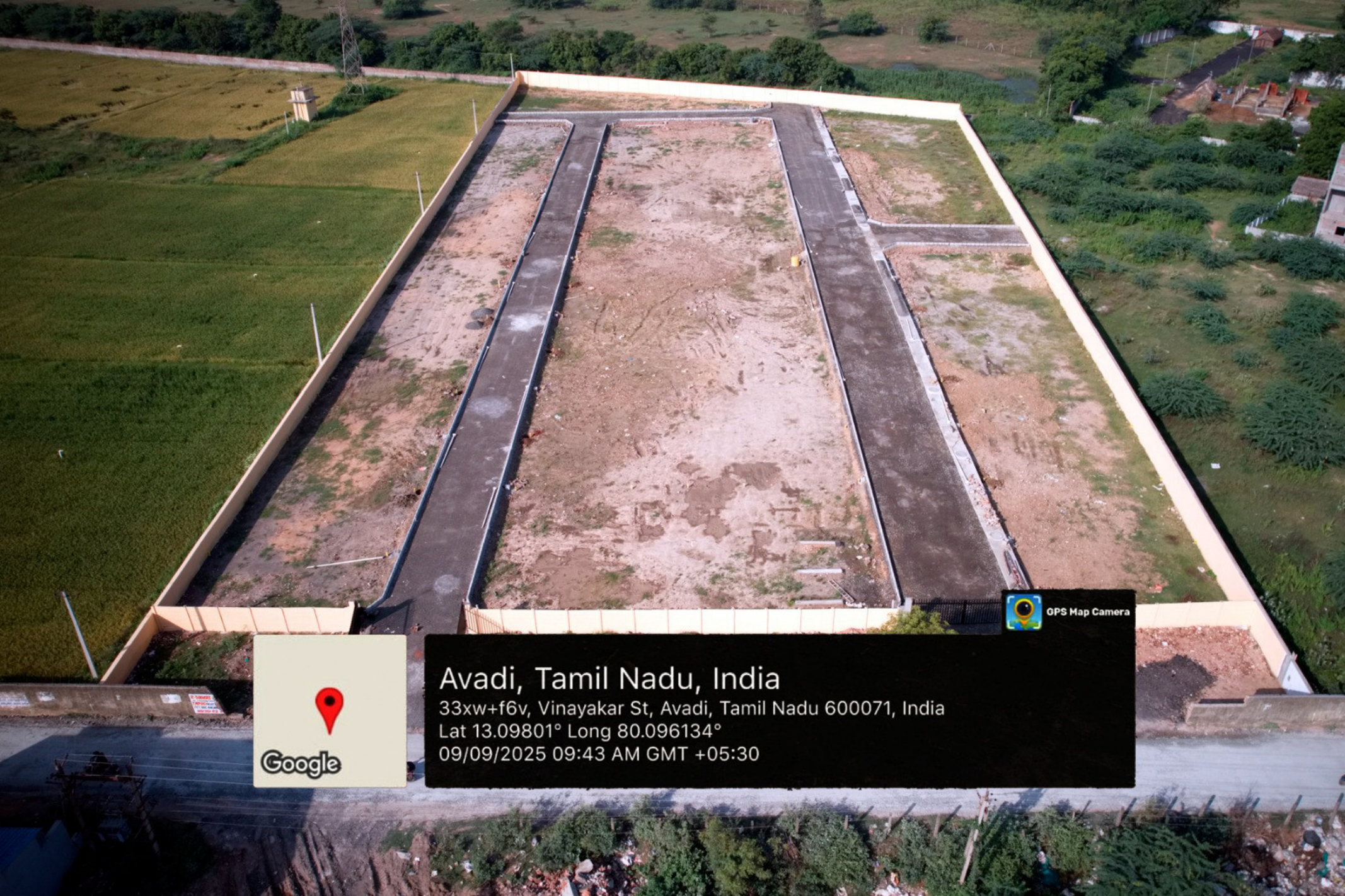
R. JAYASHANKARAN, B.A., B.L.,
ADVOCATE & NOTARY
HIGH COURT ADVOCATES ASSOCIATION
EGMORE, CHENNAI-600 008


GPS Map Camera
Avadi, Tamil Nadu, India 🇮🇳
33xw+f6v, Vinayakar St, Avadi, Tamil Nadu 600071, India
Lat 13.097454° Long 80.095795°
15/09/2025 02:12 PM GMT +05:30
Google


GPS Map Camera
Avadi, Tamil Nadu, India
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Lat 13.09801° Long 80.096134°
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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.