Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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

மாவட்டக் கருவூலம் சென்னை-600035 டிச 31 2025

13 MAY 2026

Devaraj

FD 709116
K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Comple..
Thirumangalam, Chennai-600 101.

FORM 'B'

[See rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. L. Devaraj** residing at No:105, 4th Street, T.S.Krishna Nagar, Mogappair, Chennai-600037. Promoters of the proposed project **"MAHALAKSHMI NAGAR PHASE I"** in S.No: 460/4B, 461/2, 461/3 in Pakkam Village (as per patta Nathamedu Village), Tiruvallur Taluk, Tiruvallur District.

Total Area of Layout: **7446 Sq.mt**. CMDA Approval No. **OL-PPD/LO/0223/2025** dated 22.12.2025 and Planning Permit No.**OL-02464.**

I am Mr. L. Devaraj Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY PUBLIC
P. KARUPPIAH
Regd No : 55/5/2013
CHENNAI -50
GOVT. OF INDIA

1. That I have a legal title to the land on which the development of the project is proposed in Residential Layout comprised in Survey Nos. 460/4B, 461/2 & 461/3 an extent of 7446 sq.mt situated at Pakkam-B Nathamedu Village, Tiruvallur Taluk, Tiruvallur District
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is – Completed
4. I obtained a NOC from the Water Resources Department vide Letter No.DB/T5(3)/F.NOC.7381Pakkam village8541/2025/dated.29.09.2025.
5. I Submit that Closed Culvert/ Minor Bridge work has been completed in accordance with conditions imposed by The Water Resources Department, Kosasthalaiyar Basin Division, Tiruvallur, vide ROC No.04/2025-2026/913 dated 30.03.2026.
6. I hereby undertake to strictly comply with all WRD conditions and indemnify the WRD and Government authorities against any future loss, damage, claim, or liability arising out of the said culvert work or layout development.
7. I further undertake to carry out, at my own cost, any restoration or remedial measures required in respect of the water body, channel, bund, or Government property, if any damage occurs in future as per WRD condition.
8. I further state that the land filling and level raising works have been carried out in accordance with the conditions prescribed in the WRD NOC and necessary protective measures have been undertaken to avoid inundation during rainy season.
9. I hereby undertake that the proposed layout development shall not obstruct or affect the free flow of water in the existing channel or adjoining water resources in any manner whatsoever.
10. That, I promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That, I promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

This affidavit is executed for submission before the competent authorities for layout approval purpose.

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this 19th day of May 2026.

Deponent

NOTARY PUBLIC
P. KARUPPIAH
Regd No : 55/5/2013
CHENNAI -50
GOVT. OF INDIA

P.KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 39, Aavai Nagar, Chennai - 600 050

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13 MAY 2026

Devaraj

FD 709119
K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Comple..
Thirumangalam, Chennai-600 101.

AFFIDAVIT FOR TEMPORARY SHED

I **Mr. L. Devaraj** residing at No:105, 4th Street, T.S.Krishna Nagar, Mogappair, Chennai-600037. I do hereby solemnly affirm and sincerely as follows. I am the owners of the properties, which comprised in **"MAHALAKSHMI NAGAR PHASE I"** in S.No: 460/4B, 461/2, 461/3 and the total extent of **7446 Sq.mt** in Pakkam Village (as per patta Nathamedu Village), Tiruvallur Taluk, Tiruvallur District. I state that a temporary watchman shed has been erected in the said property only for security guard staying purposes to safeguarding of the land. I hereby affirm that the said watchman shed is purely temporary in nature and not a permanent construction. I shall remove the said temporary watchman shed after getting approval from TNRERA.

Chennai

Date 19.05.2026

Deponent

NOTARY PUBLIC P. KARUPPIAH Regd No : 55/5/2013 CHENNAI -50 GOVT. OF INDIA

P.KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 79, Avvai Nagar, Chennai - 600 050

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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