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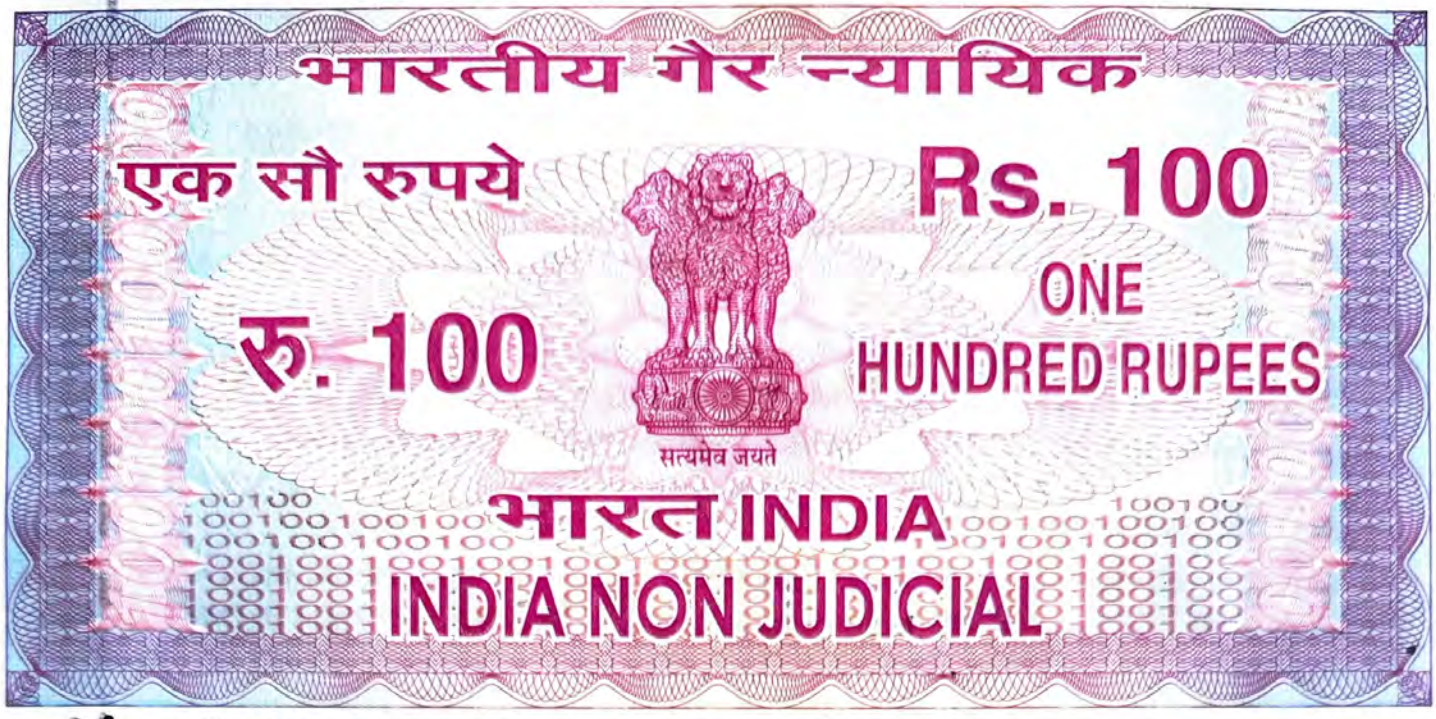
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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தமிழ்நாடு तमिलनाडु TAMILNADU

DG 649312

19/06/2025

meenakshi superstructures

வெ.லதா
முத்திரைத்தாள் விற்பனையாளர்
L.No. 8 / CH(S) / 2010, Dt. 28.02.2011
ப.எண் 21, பு.எண் 9, முதல் தளம்,
குன்றத்தூர் ரோடு, போரூர், சென்னை - 116.
அலைபேசி - 8939727289

UNDERTAKING REGARDING LAND AREA DISCREPANCY

THIS UNDERTAKING is made and executed on this **19 June 2025** at Chennai.

BY

MEENAKSHI SUPERSTRUCTURES, a proprietorship concern having its registered office at Flat No.112, 1st Floor, Block 1, Blucon Sunshine Apartments, Gerugambakkam Main Road, Gerugambakkam, Chennai – 600 122. Represented herein by its Proprietor, **Mr. CHEVURU KARTHIK REDDY**, Son of Mr. Deva Kumar Reddy, aged about 42 years, (PAN: AKGPC3557Q, AADHAAR NO.8624 4690 2983). (Hereinafter referred to as the "UNDERTAKER", which expression shall, unless repugnant to the context or meaning thereof, include its successors, legal representatives and assigns).

For MEENAKSHI SUPERSTRUCTURES

Proprietor

WHEREAS:

1. The Principal, Mr. SUDHAN DHANASEKARAN (PAN: CYCPS1564H, AADHAAR NO.4419 9584 2957, Mobile No.7305959342), son of (late) K. DHANASEKARAN, residing at No.166 C, Sixth Street, Sri Krishna Nagar, Maduravoyal, Chennai- 600095, is the absolute owner of the scheduled property.

2. The Principal acquired the said property through a Settlement Deed executed by his mother, Mrs. D. VASUKI (PAN: AQVPV6859R, AADHAAR NO: 8452 4677 7396). This Settlement Deed bears Document No. **866 of 2025**, in Book 1, and was dated the 10th day of February 2025.

3. The Principal subsequently executed a General Power of Attorney (GPA) in favour of **MEENAKSHI SUPERSTRUCTURES**, appointing it as the 'POWER AGENT'. This General Power of Attorney was executed on the 13th day of March 2025 at Chennai and is registered as Document No. **1790 of 2025** of Book I.

4. The scheduled property is described as Plot No. 30 Part & 35, 20th Street, Krishna Nagar, Maduravoyal, Chennai – 600095, comprising Survey Nos. 292/16 & 5, 292/1A1A1A1A of Maduravoyal Village, Greater Chennai Corporation, Division -147, Zone -11.

5. In the General Power of Attorney and the Land Regularisation documents, the extent of the said plot is clearly stated as **573 sq.m**. This area has been regularised vide Regularisation No. **1665/2024**, dated 10-12-2024, and the Planning Permit/Building Plan No. **PPA/WDCN11/00059/2025** was dated 25-01-2025.

6. It is acknowledged that while the physical area of the land is **573 sq.m**. and the general survey numbers covered by New Patta No. **11779** may encompass a larger extent of **623 Sq.M**, the area specifically considered and approved for the proposed construction project, including the calculation of Floor Space Index (FSI), by the Greater Chennai Corporation is strictly based on the lesser regularised plot area of **573 sq.m**.

NOW, THEREFORE, I, Mr. CHEVURU KARTHIK REDDY, Proprietor of MEENAKSHI SUPERSTRUCTURES, do hereby solemnly affirm and undertake as follows:

1. That all calculations related to the Floor Space Index (FSI) and other building parameters for the project known as **BLUCON SUNRISE**, located at Plot No. 30 Part & 35, 20th Street, Krishna Nagar, Maduravoyal, Chennai – 600095, have been, and shall continue to be, based **solely on the regularised plot area of 573 sq.m**, as explicitly stated in the General Power of Attorney (Document No. 1790/2025) and approved by

For MEENAKSHI SUPERSTRUCTURES

Proprietor

the Land Regularisation (No. 1665/2024) and Building Permit (No. PPA/WDCN11/00059/2025).

2. That we understand and accept that the Greater Chennai Corporation and CMDA have considered only this lesser area for the purpose of granting building approvals and calculating FSI, consistent with the documented extent of the specific plot.

3. That we shall not claim or pursue any additional FSI, development rights, or any other benefits based on the larger physical extent of the land or the broader areas covered by the Patta (No. 11779) for the survey numbers, beyond the officially approved regularised plot area of **573 sq.m** for the current project.

4. That we shall fully comply with all rules, regulations, and conditions stipulated by the Tamil Nadu Real Estate Regulatory Authority (TNRERA), Chennai Metropolitan Development Authority (CMDA), and Greater Chennai Corporation, pertaining to the said project.

IN RESPONSE TO THIS, the Indemnifier agrees to indemnify, defend, and hold harmless all stakeholders, including but not limited to buyers, investors, and any other parties associated with the Project ("Indemnified Parties") from any and all losses, damages, claims, liabilities, expenses (including legal fees) or other detriments arising from the difference in the land extent of the Project as reflected in the Sale deeds and Patta.

This Indemnity is Irrevocable

IN WITNESS WHEREOF, the Undertaker has set his hand on the date first above written.

Signature of the UNDERTAKER:

For MEENAKSHI SUPERSTRUCTURES

Proprietor

(Mr. CHEVURU KARTHIK REDDY)
Proprietor **MEENAKSHI SUPERSTRUCTURES**

WITNESSES: 1) M. Bopraj
M. Bopraj
209. Madha Kovil Street
69. Sattanur
Thanjavur District- 609802.

2) G. Thanga
G. Thanga karuppasamy,
53, Anandavinayakar Nagar, 6th Street
Periyapanichery,
Chennai- 600122



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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