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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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 24/09/2025

ER 483440

V. SUNDHARARAJAN
SVL No. 3/B3/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444085088

AFFIDAVIT OF DECLARATION

We, Mr.Y.Mohammed Shibin s/o.V.M.Yoosuf, aged about 47 years and Mrs.Nesreen Shibin w/o Y.Mohammed Shibin aged about 43 years residing at No.50, Kumarasamy Nagar, Villivakkam, Chennai – 600049 do hereby solemnly affirm and declare as follows:

1. That, we are the rightful owner/promoter of the residential layout presently under the process of obtaining TNRERA approval situated at Survey No 221, 225, 226, 227, 228/1 & 228/2, Kosapur Village, Madhavaram Taluk, Chennai 600060.
2. That, we have executed a lease agreement for a period of 3 years for the Plot No.1 comprising of 2487.95sqm in the above said layout for my own company M/s.TIGER FOOD INGREDIENTS PVT LTD, having its registered office at No.50, Kumarasamy Nagar, Villivakkam, Chennai – 600049.
3. That, the above lease agreement has been executed on 12.07.2025 vide Doc.No 6387/2025, which is meant for our own purpose and is fully under our ownership and control.
4. That, there is no third-party involvement and this arrangement is purely for our own legitimate business need. We assure that there is no disputes of any nature exist or are anticipated, either now or in the future, regarding the said Plot No.1.

NOTARY
A.S.BALASUBRAMANIAN
CHENNAI
METROPOLITAN AREA
TAMILNADU
REGD.No.7585/2009
GOVT.OF INDIA

Nesreen Shibin

24/9/2025

A.S.BALASUBRAMANIAN,B.A.,B.L.,
ADVOCATE & NOTARY
ENROLLMENT No.621/81
No.2,SHOPPING COMPLEX,
SIDCO NAGAR,VILLIVAKKAM,
CHENNAI - 600 049.

5. That, we undertake and assure the TNRERA authority that this arrangement shall not give arise to any dispute or legal complication in the future regarding this Plot No.1, and the same will not affect the approval process in any manner.
6. That, we kindly request the Hon'ble Authority to consider the above facts and be pleased to grant the necessary approval along with the above said Plot No.1 with the applied whole extent/project.

Verification:
We, Y.Mohammed Shibin and Nesreen Shibin, do hereby verify that the contents of this affidavit are true and correct to the best of our knowledge and belief and nothing material has been concealed therefrom.

Place: Chennai
Date: 24-09-2025

Signature:

Nesreen Shibin

NOTARY
A.S.BALASUBRAMANIAN
CHENNAI
METROPOLITAN AREA
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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.