Verified RealEstate™

RE REGULATORY RECORD

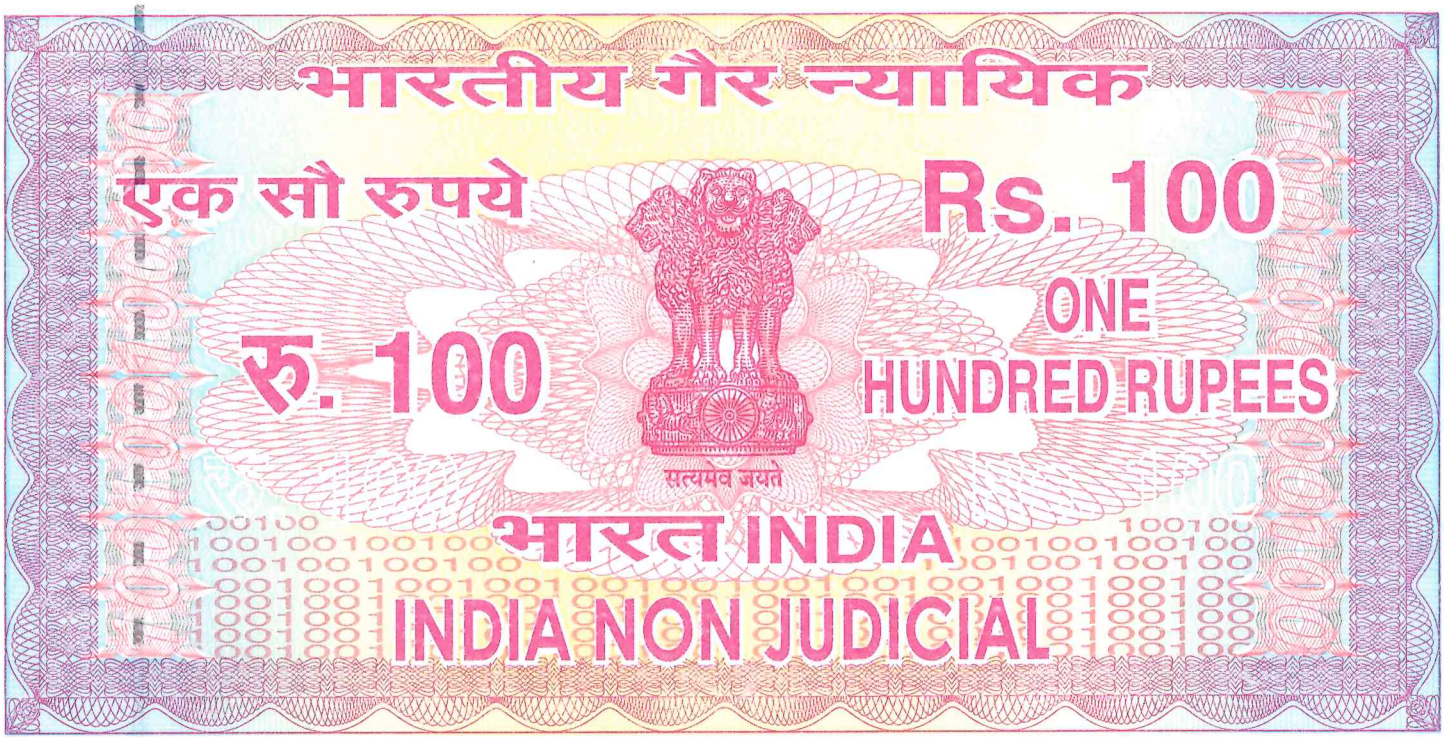
RERA Document

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



தமிழ்நாடு तमिलनाडु TAMILNADU 10 MAR 2026 EU 510824

K SANKAR (S.
Lic No 1481/94
Nagar, Chennai-1

AFFIDAVIT

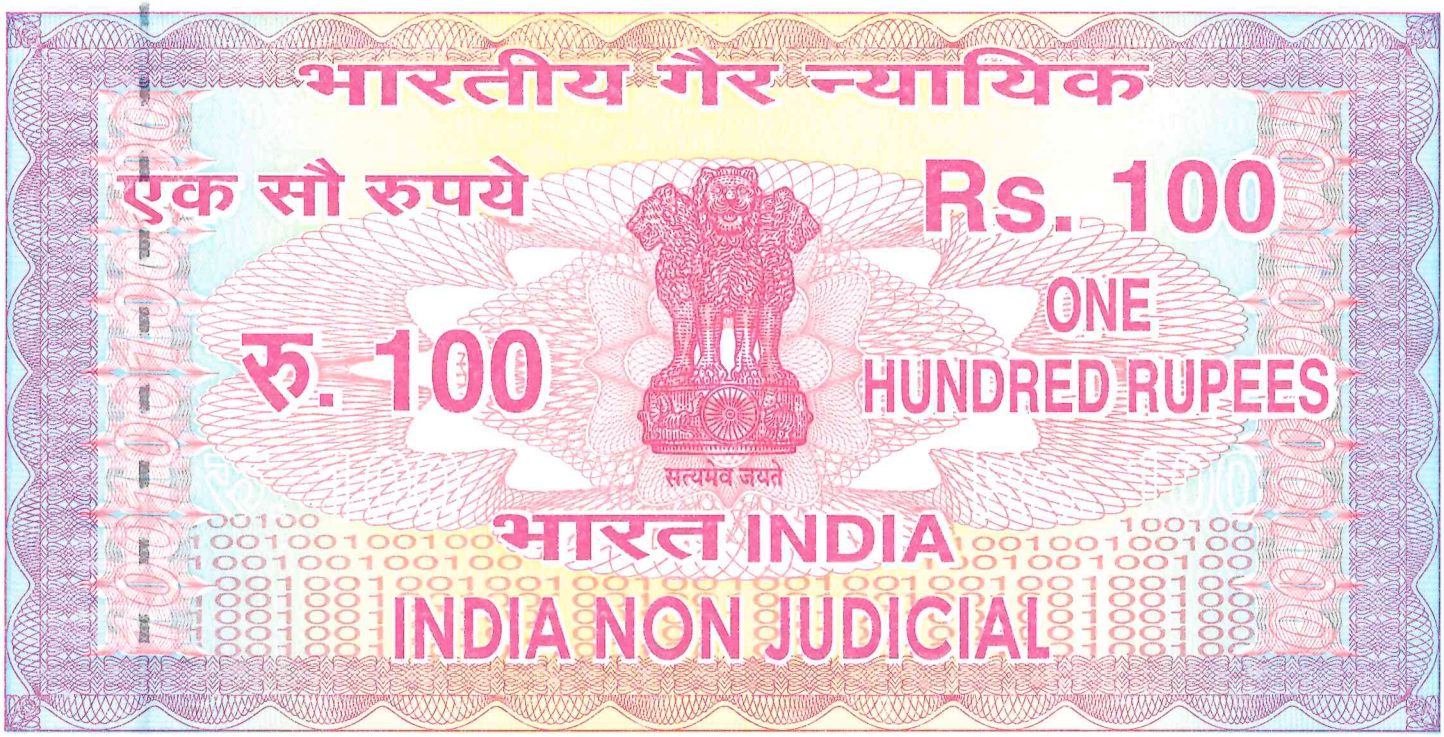
We, **M/s. FELIXA AND SKY HOMES LLP,** (ID No. ACP-0114 & PAN : AAKFF5822D), a Limited Liability Partnership firm, having its office at Door No.16, Balaram Road, Balaram Street, Adyar, Chennai, Tamil Nadu – 600 020, represented by its Authorised Signatory Mr. HARIBABU RAJAGOPAL GNANASEKARAN, son of Mr. Gnanasekaran, aged about 41 years, do hereby solemnly affirm and declare as follows:

1. That I am the Promoter, FELIXA AND SKY HOMES LLP, of the project known as **"FELIXA SKY MILANO"** situated at Thazhambur Panchayat, Karanai Village, Vandalur Taluk, Chengalpattu District.

2. That the said project is developed jointly by the Landowner(s), **Mr. SYED ABDUL CADER, and myself, the Promoter M/s. FELIXA AND SKY HOMES LLP**, under a Joint Development Agreement dated 18.06.2025 and Space Sharing Agreement dated 15.12.2025.

For FELIXA AND SKY HOMES LLP

Authorised signatory



தமிழ்நாடு तमिलनाडु TAMILNADU 10 MAR 2026 EU 510825

R SANKAR (S.)
L No: 1481/94
Chennai-17

That the ownership rights of the Landowner(s) remain intact and unaffected by this affidavit. The Landowner(s) have not transferred or agreed to transfer their share in the project.

4. That I, the Promoter, am selling only my share in the project, as per the terms of the Joint Development Agreement and Space Sharing Agreement, comprising **Villa Nos. 16, 16A, 18, 19, 28, 29, 30, 31, 32, 33, 34, and 34A (total 12 Villas),** being the Promoter's share, together with **one (1) Club House building**. The development is situated in the lands bearing Survey Nos. 13/9B3E, 13/9B3C, 13/9B3D, 13/9B3B, 13/9B3Q, 13/9B3R, 13/9B3S, 13/9B3T, 13/9B3U, 13/9B3V, 13/9B3W, and 13/9B3X. Further, the construction of a Ground + Two Floor (G+2) Club House building is undertaken in Survey No. 13/9B3F. The entire development is located within Thazhambur Panchayat, Karanai Village, Vandalur Taluk, Chengalpattu District, and this does not include or affect the Landowner's share.

For FELIXA AND SKY HOMES LLP

Authorised signatory

5. That this affidavit is executed to clarify and confirm to the Real Estate Regulatory Authority, Tamil Nadu, that the sale pertains exclusively to the Promoter's share and does not involve the Landowner's share.

6. That I undertake to abide by the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations made thereunder.

7. That the statements made herein are true and correct to the best of my knowledge, belief, and understanding.

For FELIXA AND SKY HOMES LLP

Authorised signatory

DEPONENT
(Signature)

Verified at Chennai on this 11th day of March, 2026.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.