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RE REGULATORY RECORD

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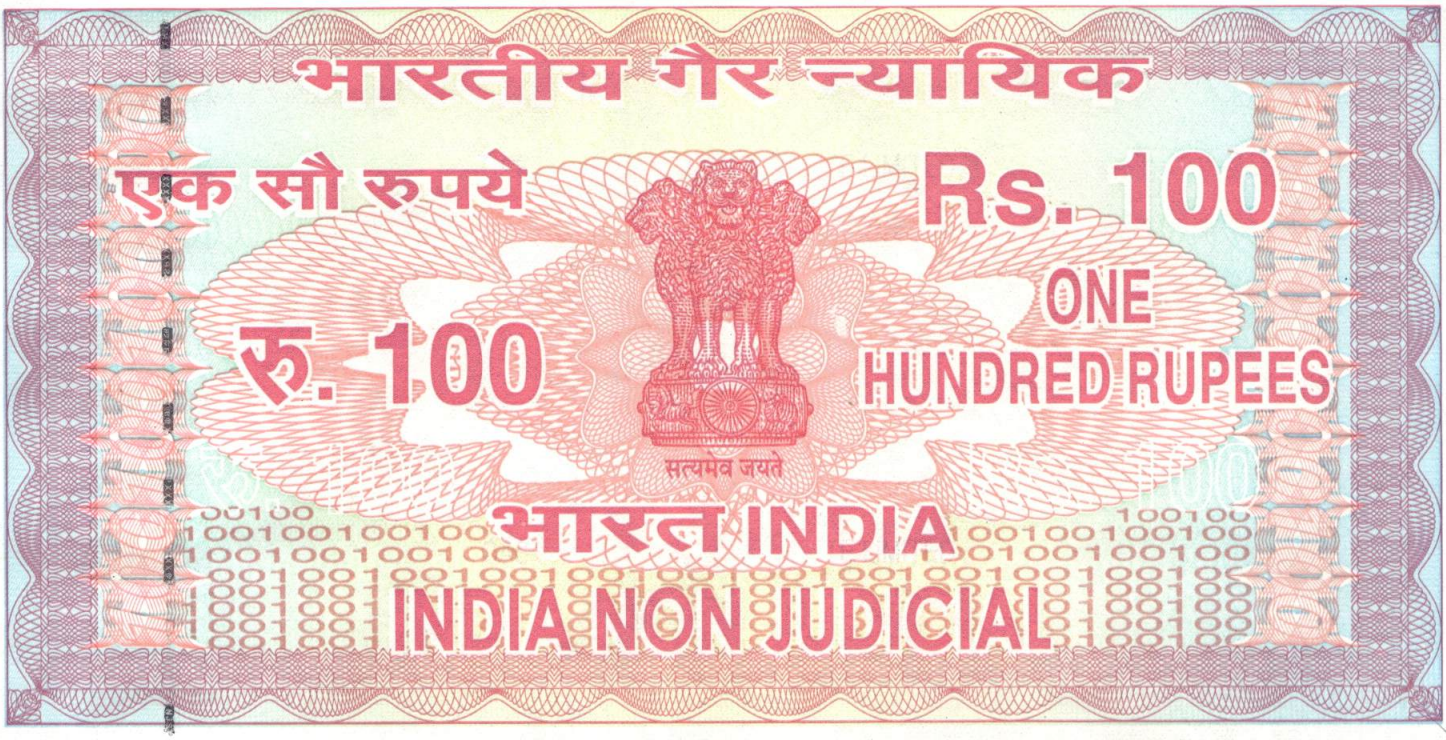
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

PG 035723

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Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

மாவட்டக் கருவூலம்
ஜன
05-2026
சென்னை-600035

- 7 APR 2026

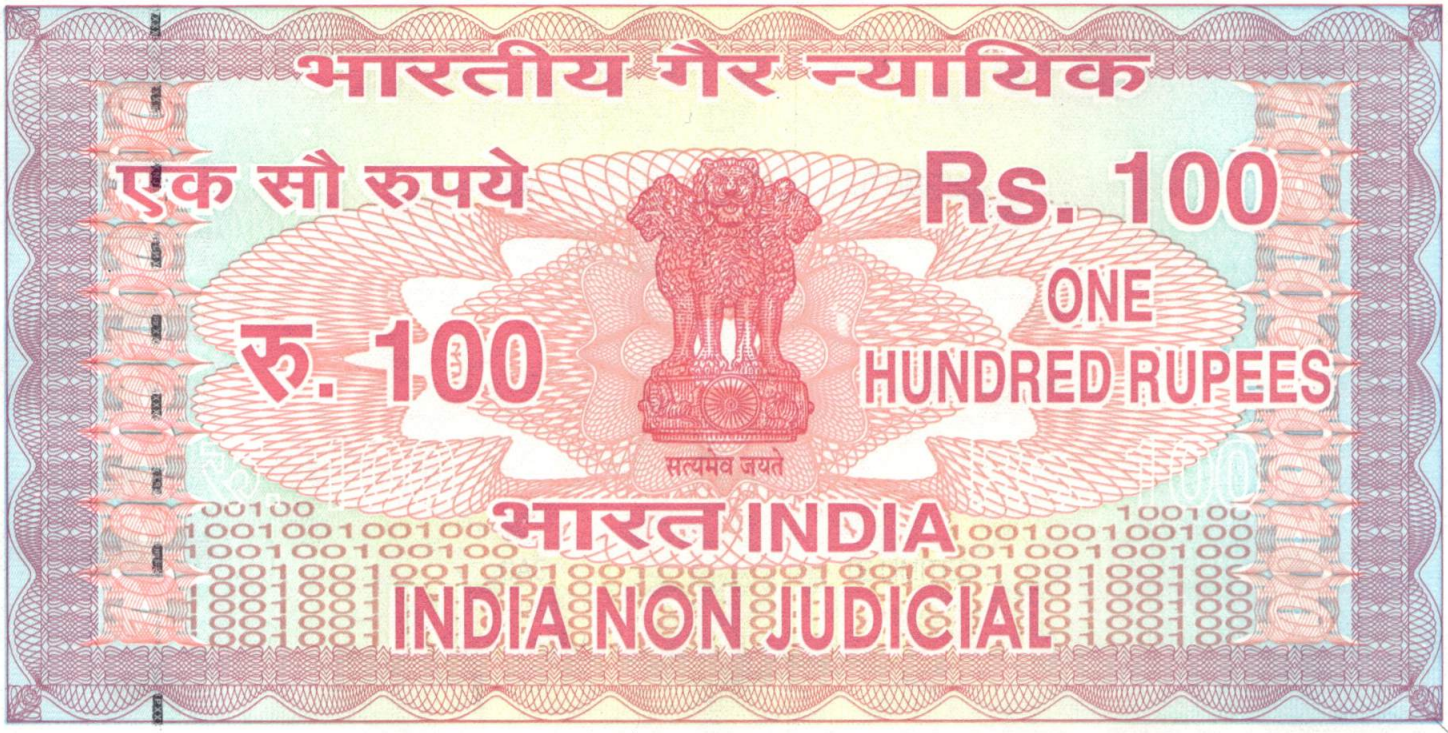
CASA GRANDE HOMES PRIVATE LIMITED

INDEMNITY BOND

M/s. CASA GRANDE HOMES PRIVATE LIMITED [PAN: AAGCC1182Q], a company incorporated under the provisions of the Companies Act, 2013, having its Registered Office at NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai – 600 041, represented by its Authorized Signatory **Mr. Surendar.B** [Aadhaar No.7377 1629 5420], son of Mr. R Baskaran, aged about 27 years (by virtue of resolution dated 21.06.2024), *hereinafter called and referred to as the* **"INDEMNIFIER".**

for Casa Grande Homes Private Limited

Authorized Signatory
Indemnifier



தமிழ்நாடு तमिलनाडु TAMILNADU

FG 035722

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- 7 APR 2026

CASA GRANDE HOMES PRIVATE LIMITED

We, are the absolute owner and legally entitled developer/Promoter of the property totally **3404.2 Cents** comprised in below mentioned survey numbers situated at **Pazhanthandalam Village**, Kundrathur Taluk and Kancheepuram District and situated within the Registration District of Chennai South and Sub Registration District of Padappai:

Sl.No.	Survey Numbers as per Document	Survey Numbers as per Patta	Patta No.	Extent (In Cents)
1.	182/1A	182/1A	5654	134
2.	182/1B	182/1B		
3.	195/2A1	195/2A1		67
4.	195/2B1	195/2B1		
5.	196/1	196/1		114
6.	196/2	196/2		
7.	196/3	196/3		
8.	216/1 (Part)	216/1		121

for Casa Grande Homes Private Limited

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9.	216/2	216/2		
10.	219/1A	219/1A		
11.	219/1B	219/1B		
12.	219/1C	219/1C	5883	65
13.	219/2A1	219/2A1	5654	15
14.	219/2A2	219/2A2		
15.	219/2B1	219/2B1		15
16.	219/2B2	219/2B2		
17.	219/3A	219/3A		32
18.	219/3B	219/3B		117
19.	219/4B	219/4B		111
20.	389/2	389/2		59
21.	402/1B	402/1B		
22.	205/2A	205/2A	5653	71
23.	217/1	217/1	5668	25
24.	216/1	216/1B		7
25.	402/2	402/2	5365	128
26.	387/2A	387/2A	5045	35
27.	387/2B	387/2B		34
28.	203/3	203/3		61
29.	204/1B	204/1B		39
30.	204/3	204/3		31
31.	198/3	198/3		15
32.	199	199		115
33.	182/2	182/2		139
34.	197/1	197/1		18
35.	197/2	197/2		19
36.	197/3	197/3		21
37.	197/4	197/4		56
38.	198/1	198/1		103
39.	389/1	389/1		110
40.	403/2	403/2		37
41.	203/2	203/2		63
42.	204/1A	204/1A		71
43.	218/1	218/1		10
44.	218/2A	218/2A		50
45.	198/2	198/2	5365	8
46.	200/4	200/4		5
47.	203/1	203/1		122
48.	402/1A	402/1A		59
49.	221/1 Part	221/1A	5045	40.5
50.	214/2 Part	214/2A	5654	10.9
51.	215/1 Part	215/1A		35.8

for Casa Grande Homes Private Limited

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52.	215/2 Part	215/2A		30.6
53.	221/2A Part	221/2A1	5045	33.9
54.	221/2B Part	221/2B1	5654	16.6
55.	222/1 Part	222/1A		17.1
56.	400/1B	400/1B	5373	20
57.	400/2B	400/2B		19.6
58.	400/3A1B	400/3A1B		9.2
59.	202/5	202/5	5990	55
60.	202/6	202/6		59
61.	390/1	390/1	5988	37
62.	390/2	390/2		78
63.	403/1	403/1	5365	37
64.	404/1A	404/1A		56.5
65.	405/2A	405/2A		42
66.	404/2	404/2		77
67.	409/2	409/2		22
68.	404/1B	404/1B		98.5
69.	405/2B	405/2B	5644	22
70.	405/1B	405/1B	5645	18
71.	200/3A1	200/3A1	4500	11
72.	401/1A	401/1A	5763	167
73.	195/2A2	195/2A2	5821	56
74.	195/2B2	195/2B2		4
75.	218/2B	218/2B	5373	28
	TOTAL			**3404.2 Cents**

1. That the Scheduled Property has been purchased through valid registered sale deed(s) and the title of the schedule property is clear, marketable and free from encumbrances. Subsequent to the above we have obtained patta in our favour.
2. That the Water Resources Department (WRD) has issued directions regarding the (i) construction of a RCC culvert have been proposed at essential location in Channal SF.No.409/1 of Pazhanthandalam Village to access from our project site in SF. No. 404/2 North to SF. No. 409/2 of Pazhanthandalam Village, the said construction of the culvert has been undertaken by us. (ii) constructing the retaining wall on both side of the Govt. channel along entire boundary as per the FMB at our own cost, which is running in S.F. No.457, 460 461, 462 & 463 and SF. No.409/1, 410/1 & 411/1 on western and South- Western side both abutting on our project land (iii) to avoid inundation and to supply water

for Casa Grande Homes Private Limited

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Indemnifier

from chembarambakkam Reservoir to the ayacut at downstream side of the applicant's land and to drain out the rainwater properly during the monsoon seasons, a minimum clear width of 3.00m to be maintained and ensured.

3. That the said culvert has been constructed under our supervision and responsibility, and the work is being/has been carried out in accordance with the requirements stipulated by the Water Resources Department without causing any hindrance to free flow of water in government channels.
4. That we hereby confirm that all remaining requirements, conditions, and instructions, if any, as requested by the Water Resources Department, vide letter Number DB/T5(3/F-10194NOC-Pazhanthandalam Village 0784/2026, dated 06.02.2026 shall be duly complied with and completed by us within the prescribed time of project completion.
5. That this Deed of Indemnity is executed solely for the purpose of submission before the Tamil Nadu Real Estate Regulatory Authority (TNRERA) in connection with the registration of the real estate project "CASAGRAND HIGHCITY PHASE - I" under the provisions of the Real Estate (Regulation and Development) Act, 2016.
6. The mentioned TNRERA/PBF/0242/2026 application is pending for the approval from your side, and the same Deed of Indemnity is given to proceed with the approval.
7. That the above statements of this affidavit are true and correct to the best of my knowledge, belief and information and nothing material has been concealed therefrom.

We hereby undertake and agress so indemnify and keep indemnified the authority and representatives and future potential allotees of the project from and against all losses, damages, claims, demands, costs, expenses, action, proceedings and consequences that may arise due to non-fulfilment of the condition stipulated in aforesaid letter of the Chief Engineer, Water Resources Department, Chennai region.

Date: 27.04.2026
Place: Chennai

for Casa Grande Homes Private Limited

Authorized Signatory
Indemnifier

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.