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

29/05/2025

From

01

1) **NANDHINI BALAJI,**
(Aadhar No: 5865 1420 8803)
aged about 53 years,
wife of Mr. M. Balaji,
S-42, Heritage Sankara Apartments,
No.62, Spur Tank Road, Cheptet,
Chennai – 600 031

2) **SENTHIL KUMARAN RAJAN**
(Aadhar No. 5980 3814 2744)
aged about 50 years, Son of Dr.V.B.S.Rajan,
residing at "6528 Spruce Drive,
Bloomfield Hills, MI - 48301, U.S.A
Rep by Mrs.Nivedhitha Rajan
aged about 48 Years, Wife of Mr.Kartheesan,
daughter of Late. Dr.V.B.S.Rajan,
residing at New No 17, Old No. 8,
Rackkiappan street, Mylapore, Chennai- 600 004
vide General Power of Attorney dated 30.04.2025
and Adjudicated as Adjudication Document No ADJ/158/2025,
Book IV, dated 21.05.2025 SRO Thiruporur

3. NIVEDHITHA RAJAN,
(Aadhar No: 8876 5328 3438)
aged about 47 years,
wife of Mr. Kartheesan,
and residing at Old No. 8, New No.17,
Rakkiyappan Street,
Mylapore, Chennai – 600004

1) Nandhini Balaji

2) Nivedhitha Rajan

3) Nivedhitha Rajan

For SIDHARTH FOUNDATIONS & HOUSING LTD.

Director

To

The Tamilnadu Real Estate Regulatory Authority
No.1,1st Floor, Gandhi Irwin Road,
CMDA Annexe Building
Thalamuthu Natarjan Maligai,
Egmore,Chennai-600 008

Undertaking by Land Owner

We 1)NANDHINI BALAJI, 2) SENTHIL KUMARAN RAJAN Rep by GPA NIVEDHITHA RAJAN 3) NIVEDHITHA RAJAN being the title holder in respect of subject mentioned property by virtue of Settlement Deed dated 09.09.2023 registered as Document No.21971 of 2023,Book 1 in the S R O Tiruporur shall convey the UDS relating to common amenities and common area to the Association of Allottees and handover the same to the Association of Allottees for maintenance within 3 months from the date of completion of the project as per Section 17(1) of the Act read with Rule 10 of the Rules with the assistance of Sidharth Foundations and Housing Limited (PAN AAFCS9054E) having registered office at at Chaitanya Imperial , Door No.610 A & 612, Block A,7th Floor, Annasalai,Teynampet,Chennai- 600 018 hereinafter called and referred to as the developer in respect of the subject mentioned site by virtue of Joint Development Agreement dated 19.06.2023.

Thanking you

Yours sincerely

1) NANDHINI BALAJI

2) SENTHIL KUMARAN RAJAN
Rep by GPA NIVEDHITHA RAJAN

3) NIVEDHITHA RAJAN

For SIDHARTH FOUNDATIONS & HOUSING LTD.

Director

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.