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D. RAMADEVI
STAMP VENDOR
LIC.No.49/5440/B3/2000
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mob: 9385369119/044-49525952

14-11-2024

M/s. INDIA BUILDERS CHENNAI LIMITED

UNDERTAKING

This deed of undertaking executed at Chennai on the 29th day of April 2025 by **M/s.INDIA BUILDERS CHENNAI LIMITED**, a Limited Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **Mr.U.PREETAM KARTHIK**, Son of Mr.J.Uttam Kumar, In favor of the Chennai Metropolitan Development Authority having its Office at Thalamuthu Natarajan Building, No.8, Gandhi Irwin Road, Egmore, Chennai 600 008 Witnesses as Follows:-

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

The proposed for development under the project registered with Tamil Nadu Real Estate Regulatory Authority (TNRERA) is situated at Mogappair Village, comprised in various survey numbers as stated below:

1. As per Title Deeds as mentioned S.Nos:164/2 part, 187 part, T.S. No.1, Block No.43.

2. As per GPA (General Power of Attorney) as mentioned S.Nos.164/2 part, 187 part, 162 part, 164 part, 288 part and 209 part, Block No. 43.

3. As per JDA (Joint Development Agreement) as mentioned S.Nos.164/2 part, 187 part.

4. As per CMDA Approved Plan as mentioned Old S.Nos.163/2 part, 187 part; New S.Nos. 162 part, 164 part, 288 part & 209 part, T.S. No. 1/2, Block No. 43, Ward H.

5. As per Patta as mentioned S.No.164 part, T.S.No.1/2, Ward H of Mogappair Village.

6. We further confirm that the TNRERA Certificate should reflects all the survey numbers mentioned above. We undertake to resolve any issues that may arise in the future with respect to the said survey numbers and to ensure that the interests of allottees are protected.

7. We hereby confirm that the fact stated above is true and we have not suppressed any material facts.

Date: 29.04.2025.

Place: Chennai.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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