Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU V S Baskar

ED 049649

V.BEDHARAJAN
Stamp Vendor
L.No 12144/B1/96
Ekkattuthangal. Ch-32
Mobile No 9710019475

28 JUL 2026

மாவட்டக் கருவூலம் சென்னை-தெற்கு
நவ
26-2025

AFFIDAVIT

(for compliance of WRD NOC conditions)

We, Mr. K. Shanmuga Sundaram and Mr. V.S. Baskar, residing at No.17, Jeeva 1st Cross Street, Balavinayagar Nagar, Nerkundram, Chennai – 600107, being the Promoters / Owners of "**Baskar Avenue**" Layout Project comprised in S.F.Nos. 7/2A, 8/1, 9/1A1 & 87/4A, Vellavedu Village, Poonamallee Taluk, Tiruvallur District, do hereby solemnly affirm and state as follows:

WHEREAS the Water Resources Department (WRD), Chennai Region, has issued No Objection Certificate vide Letter No. DB/T5(3)/5921/NOC-Vellavedu Village/1285/2025 dated 04.06.2025 for the above layout project.

1. We has been strictly complied with all the conditions stipulated in the above WRD NOC.

V. S. Baskar

2. We shall not obstruct, interfere with, or object to any maintenance work, desilting work, widening work,
flood mitigation work, improvement work, or any other development work proposed by the Water Resources
Department, Revenue Department, Local Body, or Government Authorities at any time in future.
3. We shall maintain the storm water drainage system, channels, and water flow arrangements as required under the WRD NOC conditions.
4. We shall not encroach upon any Government land, channel, drain, watercourse, or water body and shall maintain the same as per Revenue Records and FMB sketch.
5. If any inundation, flooding, drainage issue, seepage issue, maintenance issue, or any other problem arises in future due to the development of the site, we shall be solely responsible and shall rectify the same at our own cost.
6. We shall not claim any compensation, damages, or legal rights against WRD, CMDA, Local Body, or any Government Authority in connection with such future maintenance or development works.
7. We hereby accept full responsibility for compliance with all WRD NOC conditions and undertake that neither we nor our successors, legal heirs, purchasers, or assigns shall raise any objection whatsoever in future.
8. We further undertake that in the event of violation of any of the above conditions, the concerned authorities are at liberty to take appropriate action as per law.

VERIFICATION

We, the above-named deponents, do hereby verify that the contents of paragraphs 1 to 8 are true and correct to the best of our knowledge and belief.

Place: Chennai
Date: 17.06.2026

DEPONENTS

1. _____
(K. Shanmuga Sundaram)

2. V. S. Baskar
(V.S. Baskar)

22-06-2026

D.KATHIRAVAN B.Sc.,BL.,
ADVOCATE & NOTARY PUBLIC
G.O (Ms) No.275/2018 S.No.5
GOVT OF TAMIL NADU
No.84, Main Road, Vevalapallur
Poonamallee, Chennai 600 072
Cell:9283712501

NOTARY PUBLIC
D.KATHIRAVAN B.Sc.,BL.,
G.O (Ms) No.275/2018.
S.No.5
Thiruvallur Dist
GOVT OF TAMIL NADU

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.