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RE REGULATORY RECORD

RERA Document

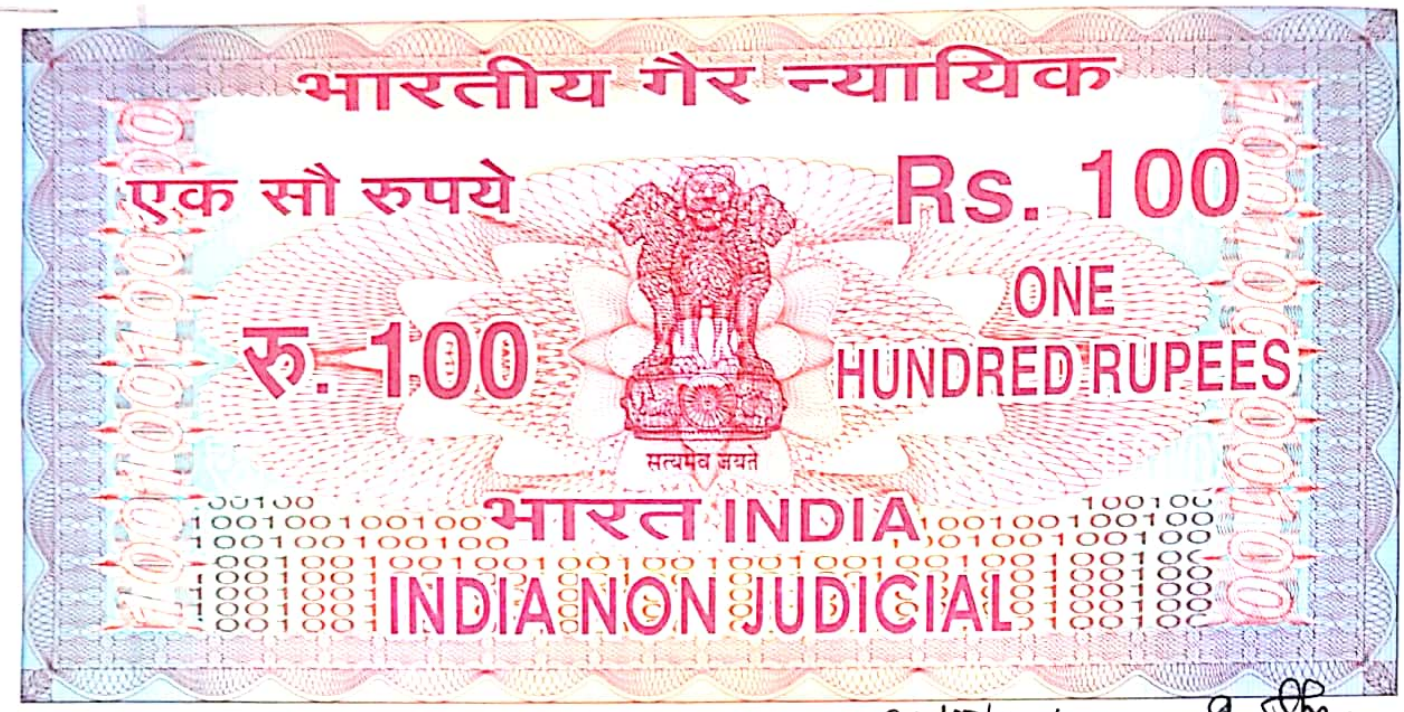
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

22/5/2026

EU 888975

M/S ANUGRAGHA BUILDERS

G.SHYLAJA
STAMP VENDOR
L.No. 9590/B1/2000
52, Velachery Main Road,
Chennai-42

DEED OF UNDERTAKING CUM INDEMNITY

This deed of UNDERTAKING CUM INDEMNITY is executed at CHENNAI on this **22nd day of May 2026**, BY:

M/s. ANUGRAGHA BUILDERS, (PAN: ABZFA7991A) represented by its Partner **Mr.S.S.SIVASUBRAMANIYAN (PAN: DRRPS3026R) (AADHAR No: 4155 9019 5392)**, S/o. Mr.S.SADAGOPAN, aged about 36 years, residing at Sai Elinaa, Plot No.858 & 860, 5th Main Road, Ram Nagar South, Madipakkam, Chennai-600091, hereinafter called the **'PROMOTER'** which expression shall, unless repugnant to the context or meaning thereof "include its successors, legal heirs, and assigns of the **FIRST PART;**

For ANUGRAGHA BUILDERS

Partner

22/05/2026

A.KANAGARAJAN, M.A.,B.L.,
Advocate & Notary
GOVERNMENT OF INDIA
14/1, First Street, T.N.G.O. Colony,
Adambakkam, Chennai-600088.
Cell : 9176182111

IN FAVOUR OF:

The Tamil Nadu Real Estate Regulatory Authority (TNRERA), "RERA Tower" No. 133, G Block, 1st Avenue, Anna Nagar (East), Chennai-600 102 (hereinafter referred to as the "Authority", which expression shall include its representatives and successors) of the **SECOND PART;**

WHEREAS:

The Promoter is developing a project named **"SAI PRESTIGE"** located at Plot No.439&440, 2nd Main Road, Kamakoti Nagar, Pallikaranai, Chennai-600100 comprised in S.No.645/12 & 645/22 of Pallikaranai Village. The promoter has obtained Planning approval from the CMDA vide reference No. CMDA/PP/NHRRB/S/0333/2025 Dt. 13/06/2025 and also Building approval No. CEBA/WDCN14/00305/2025 Dt. 21/07/2025, The Authority has noted that the Project is located within the Zone of Influence of a Ramsar site.

NOW THIS UNDERTAKING CUM INDEMNITY WITNESSETH AS UNDER:

I hereby Promoter solemnly undertakes and agree to strictly abide by all orders, directions, and guidelines issued-or to be issued-by the Planning Authority, the Government of Tamil Nadu, the Union Government, and any Hon'ble Courts (Including the High Court and National Green Tribunal) concerning projects located in the influence zone of the Ramsar site.

I being the promoter of the aforesaid do here by the Promoter also agrees to indemnify and keep indemnified the TNRERA, its representatives, and all allottees of the said Project from and against Financial losses, damages, or compensations, Claims, demands, and costs, Legal actions, proceedings, and consequences due to concerning projects located in the influence zone of the Ramsar site.

I have issued and signed this deed of undertaking cum Indemnity on the 22nd of May 2026 first mentioned above

For ANUGRAGHA BUILDERS

Partner

DEPONENT / PROMOTER

Name: S.S.SIVASUBRAMANIYAN

Designation: PARTNER

NOTARY A.KANAGARAJAN THROUGHOUT TAMILNADU REG. NO 244/2023 GOVERNMENT OF INDIA

22/05/2026

A.KANAGARAJAN, M.A.,B.L.,
Advocate & Notary
GOVERNMENT OF INDIA
14/1, First Street, T.N.G.O. Colony,
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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.