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INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU SUMERU DEVELOPERS CHENNAI. EY 791101

03 SEP 2025

02 செப்டம்பர் 2025

A. VALLIMANAVALAN (S.V)
06 / CH (S) / 2008 Dt. 19-11-2008
West Tambaram, Chennai - 45.
Cell: 9840386492

DECLARATION CUM INDEMNITY

We, **M/s Sumeru Developers, (PAN:AEVFS3757B)**, a partnership firm, represented by its partner, **Mr. Lakshman Bhandari** (PAN: AAJPB1222A, AADHAR No.759278551083) aged about 43 Years, Son of Mr.Sunil Bhandari, residing at 73, Mahatma Gandhi Road, Nungambakkam, Chennai – 600 034, being the promoter of the Project "**THE ORR GATEWAY**" and Tamil Nadu Real Estate Regulatory Authority (TNRERA) application No. **TNRERA/PLF/2798/2026** do hereby solemnly affirm and state as follows:

We are the Promoter of the Proposed layout Project Known as "**THE ORR GATEWAY**", situated at Survey Nos.15/2, 33/1B2,2A,2B,2D, 34, 35/2C,2D, 40/1A,1B,1C,1D, 41/1,2A,2B,2D, 42/1,2,4B, 43/1B,2A1B,2B,3B, 44/1,2,3A2 & 65/1B1 Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, and proposed to be registered with **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

We state that the above said Layout Project Comprises land in Survey Nos.**15/2, 33/1B2, 2A, 2B, 2D, 34, 35/2C,2D, 40/1A,1B,1C,1D, 41/1,2A,2B,2D, 42/1,2,4B, 43/1B,2A1B,2B,3B, 44/1,2,3A2 & 65/1B1** measuring an extent of **30374 Sq.mts** and is developed as per the layout plan issued by **CMDA vide Letter No.CMDA/PP/LAYOUT-1/0226/2025 and Dated 12/02/2026 and Chief Engineer, WRD Department, Chennai Region. Letter No. DB/ T(5)/F.NOC – 9079 Erumaiyur Village 10060 / 2025, Dated:24.11.2025.**

For SUMERU DEVELOPERS

S Bhandari

Partner

We hereby Solemnly affirm and undertake that the development work for entire layout area is under process, strictly in accordance with the **Chief Engineer, WRD Department, Chennai Region. Letter No. DB/ T(5)/F.NOC – 9079 Erumaiyur Village 10060 / 2025, Dated:24.11.2025.**

As per the Approved Plan the Following Developmental Works are Pending.

1. **Filling the Ground Level as detailed below**

Survey No	Existing Soil Level -Meter	Land Soil to Be Increased Level-Meter
15/2	13.330	1.900
33/1B2	13.780	1.420
33/2A		
33/2B		
33/2D		
34	13.690	1.510
35/2C	13.880	1.320
35/2D		
40/1A	13.670	1.530
40/1B		
40/1C		
40/1D		
41/1	13.440	1.560
41/2A		
41/2B		
41/2C		
41/2D		
42/1	13.575	1.425
42/2		
43/1	13.360	1.440
43/2A1		
43/2B		
43/3B		
44/1	13.540	1.460
44/2		
44/3A2	13.345	1.455
65/1B1	13.610	1.390

For SUMERU DEVELOPERS

L S Bhandari

Partner

2. **Bitumen Road Work for the Layout Road** in Survey Nos.15/2, 33/1B2,2A,2B,2D, 34, 35/2C,2D, 40/1A,1B,1C,1D, 41/1,2A,2B,2D, 42/1,2,4B, 43/1B,2A1B,2B,3B, 44/1,2,3A2 & 65/1B1.

3. The permission granted to the applicant, should not be altered/ modified changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake manipulated/fabricated in future the above permission will be cancelled without any correspondence Hence, the applicant is solely responsible of genuinety of the documents submitted Technical Suggestions

(a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains ie., Peripheral drun of size not less than 0.90 x 0.75 m and Lateral drain of suitable size within ige site as per site condition. The same should be connected to the local drain/ channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain channel course at any cost and the debris and other materials, should not be dumped into the drain surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream

(b) The necessary setback distance (not less than 3.00 m on Western side) within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning Chennai 13. 03. 2019) during development and there should not be any construction activitiers in future also, the CMDA should issue completion certificate only aller obtaining compliance certificate NOC fium WRD. 2 vide Roc No. 4367/2019-8A2 Dated

(c) The applicants should get clearance certificate for their site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries (d) The sewage water from the applicants' land should not lat into the drain and for the disposal of the sewage water,

For SUMERU DEVELOPERS

L S Bhandari

Partner

suitable arrangements should be made for the same by the applicants, and as well as the construction materials/debris/garbages should not be dumped into the River Eri Chamel Pond at any cost

The above development works are under progress and **shall be completed on or before 30.11.2027**. Therefore, we request the Authority to **register the project as an ongoing project.**

We have remitted a Sum of **Rs.10,00,000 /- (Ten Lakhs Only)** towards **Security deposit**.

We hereby undertakes and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arisedue to non fulfilment of the conditions stipulated in aforesaid letter of the Chief Engineer, WRD Department, Chennai Region.

For SUMERU DEVELOPERS

LS Bhandari

Partner

Signature of the Deponent

VERIFICATION

We, **M/s Sumeru Developers, (PAN:AEVFS3757B)**, a partnership firm, represented by its partner, **Mr. Lakshman Bhandari**, do hereby verify that the contents of the above affidavit are true and correct to the best of our knowledge, belief and information.

Verified at Chennai, on this 27 – April-2026

For SUMERU DEVELOPERS

LS Bhandari

Partner

Signature of the Deponent

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.