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RE REGULATORY RECORD

RERA Document

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

L. திருபாகரன்
விருகம்பாக்கம்

FY 014696

V. மோகன்
உரிமம் எண்.776-16/D1/2021
காஞ்சிபுரம்
தேதி 23.09.2026

AFFIDAVIT-CUM-INDEMNITY BOND

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA), CHENNAI

We, the undersigned:

- Mrs Sundari W/o. Venkatesan
  7A/17, ValatheeswararKoil, Kancheepuram - 631501
- Mrs Saraswathy W/o Seenuvasan
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram - 631502
- Mr Chandrasekar S/o Seenuvasan
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram - 631502
- Mr Pannerselvam S/o Seenuvasan
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram– 631502

NOTARY PUBLIC
B.S.RAMESH.,B.A.,B.L.,
ADVOCATE/ NOTARY
Reg. No: 6047/2026
Renl: 10-06-2031
Kancheepuram Dt.
Tamilnadu
GOVT OF INIA

B.S. RAMESH., B.A.,B.L.,
ADVOCATE/ NOTARY GOVT OF INDIA
No: 15/265, "Jayalakshmi Illam,"
Indira Nagar, Near Tollgate,
Little Kancheepuram,Pin:631 501,
Kancheepuram City & District.
Cell: 98429 03199/ 88076 95699.

- Mr Jayavel S S/o Seenuvasan
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram - 631502

- Mrs Aruna G W/o Gangadaran
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram– 631502

- Mr Kirankumar G S/o Gangadaran
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram - 631502

- Mr Santhoshkumar G S/o Gangadaran
  95, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram - 631502

- Mrs Sumathi W/o Seenuvasan
  63A, ErattaiVadai Street, Chinnaiyankulam, Orikkai, Kancheepuram - 631502

- Mr Kannan S/o Venkatesan
  7A/17 ValatheeshwararKoil, Kancheepuram - 631501

- Mr Gokul S/o Venkatesan
  7A/17 ValatheeshwararKoil, Kancheepuram - 631501

- Mr Kirubakaran S/o. Lakshmanan **(GPA Holder)**
  64/33, 5th main road, Natesan Nagar, Virugambakkam, Chennai-600092

do hereby solemnly affirm and state as follows:

1. Ownership of Property

We state that the immovable properties situated at:

T.S. No. 60/1A2A1, 60/6A, 60/6B2, 60/8A2, 60/1A2B, 60/1A2A2 and 197/4A(extend 8228 sqm)ofChinnaiyankulam Village, Kancheepuram Corporation, KancheepuramTaluk, Kancheepuram District, Tamil Nadu. Approval details**DTCP, Town and Country Planning Department (Planning Permission), Kancheepuram District. ROC No. 8Y69B94Y/2026/TCP, Layout No - 81/2026, Date: 17-June-2025**

The Commissioner, Kancheepuram Corporation, Na. Ka. No. 6470/2026/F1 , Date: 23-July-2026are **family asset properties** belonging to the family members and are held by us under valid title documents, as applicable.

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Little Kancheepuram, Pin:631 501,
Kancheepuram City & District,
Cell: 98429 03199 / 8807[illegible]

Survey No 60/1A2A1 , Doc. No. 5676/2025 dated- 17-Oct-2025 settlement deed has been created within the family members to Mr Chandrasekar, later Mr Chandrasekar doc. No. 5700/2025 GPA has been given to Mr Kirubhakaran to develop and sell the said survey no property
Survey No 60/6A , Doc. No. 5676/2025 dated- 17-Oct-2025 settlement deed has been created within the family members to Mr Chandrasekar, later Mr Chandrasekar doc. No. 5700/2025 GPA has been given to Mr Kirubhakaran to develop and sell the said survey no property
Survey No 60/1A2B , Doc. No. 3145/2025 , dated- 30-Jun-2025 settlement deed has been created within the family members to Mrs Sundari, later Mrs Sundari doc. No. 6197/2025 GPA has been given to Mr Kirubhakaran to develop and sell the said survey no property
Survey No 60/1A2A2 , Doc. No. 2017/2025 dated-17-Oct-2025 settlement deed has been created within the family members to Mr Chandrasekar, later Mr Chandrasekar doc. No. 5963/2025 GPA has been given to Mr Kirubhakaran to develop and sell the said survey no property
Survey No 167/4A , Doc. No. 4287/2014 Dated- 14-Jan-26 settlement deed has been created within the family members, later doc. No. 533/2026 GPA has been given to Mr Kirubhakaran to develop and sell the said survey no property

2. No Objection of Family Members

We hereby confirm that all persons having right, title, interest, share or claim over the aforesaid properties have **no objection** to the development of the said property in accordance with the approved layout plan and applicable laws and regulations.

We further confirm that there is no dispute among the family members in respect of the proposed development and sale of the property, except as may be specifically disclosed to the Authority.

3. General Power of Attorney

We confirm that the family owners have executed a **General Power of Attorney in favour of Mr. L. Kirubhakaran**, authorizing him, inter alia, to undertake activities relating to the development of the aforesaid property and, subject to applicable approvals, to market and sell the developed plots to prospective purchasers.

The said General Power of Attorney shall be read together with the title documents and other relevant documents submitted before the competent authorities.

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Cell: 99429 03[illegible]/88076 95699.

4. Development and Sale After TNRERA Approval

We specifically undertake and confirm before **TNRERA** that **Mr. L. Kirubhakaran shall develop, market and sell the property only in accordance with the approvals granted by the competent authorities and after obtaining the necessary final TNRERA registration, wherever such registration is legally required.**

5. Commitment to Home Buyers

We undertake that the interests and lawful rights of the prospective home buyers shall be protected in accordance with the applicable provisions of the Real Estate (Regulation and Development) Act, 2016, Tamil Nadu RERA Rules and the approvals imposed by the officials.

6. No Encumbrance

We declare that, the property proposed for development is free from any undisclosed encumbrance, litigation, charge or third-party claim that would adversely affect the proposed project.

7. Indemnity

We hereby jointly and severally **indemnify and keep indemnified the Tamil Nadu Real Estate Regulatory Authority (TNRERA), its officers and officials**, against any loss, claim, demand, dispute, litigation, liability, cost or expense arising out of or in connection with:

a. any dispute relating to the ownership of the aforesaid property;

b. any claim by any family member, legal heir, co-owner or third party claiming any right, title or interest in the property;

c. any dispute regarding the General Power of Attorney executed in favour of **Mr. L. Kirubhakaran**;

d. any false, incorrect or incomplete statement made by us in connection with the ownership or development of the property; and

e. any claim arising from our acts, omissions or representations concerning the said property.

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Cell: 0[illegible]2199/88076 95699.

8. Responsibility of GPA Holder

We further confirm that **Mr. L. Kirubhakaran**, as the GPA developer, shall be responsible for carrying out the development, marketing and sale activities in accordance with the applicable laws, approvals and conditions imposed by the TNRERA.

9. Undertaking to TNRERA

We undertake to produce, whenever required by TNRERA or any other competent authority, the original copies of:

- Title deeds
- Parent documents
- General Power of Attorney
- Encumbrance Certificate
- Approved layout approval
- Property tax and revenue records
- Any other document required by the TNRERA

10. Binding Declaration

We hereby declare that the statements made above are true and correct to the best of our knowledge and belief and that nothing material has been concealed.

We further undertake to abide by the directions, conditions and requirements of **TNRERA** in relation to the proposed development.

This **Affidavit-cum-Indemnity Bond** is executed voluntarily for submission before **TNRERA** in connection with the proposed project in the aforesaid property.

VERIFICATION

We, the above deponents, do hereby verify that the contents of paragraphs 1 to 9 of this Affidavit cumIndemnity Bond are true and correct to the best of our knowledge and belief and that no material fact has been concealed therefrom.

Verified at KANCHEEPURAM **on this** 24th **day of** SEPT **2026.**

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Little Kancheepuram,Pin:631 501,
Kancheepuram City & District.
Cell: 93499/89076 93699.

DEPONENTS

Mrs Sundari	-	சுந்தரி
Mrs Saraswathy	-	
Mr Chandrasekar	-	S சந்திரசேகர்
Mr Pannerselvam	-	S பன்னீர் செல்வம்
Mr Jayavel S	-	S. ஜெயவேல்
Mrs Aruna G	-	G. அருணா
Mr Kirankumar G	-	G. K
Mr Santhoshkumar G	-	G. Santhosh Kumar
Mrs Sumathi	-	S. சுமதி
Mr Kannan	-	V கண்ணன்
Mr Gokul	-	V. Gok.
Mr Kirubhakaran	-	

WITNESSES

1. Signature:
Name: L. THIRUNAVUKKARASU, S/O V. LAKSHMANAN
Address: NO 17A, JEEVANAGAR,
2ND STREET, MADIPAKKAM.
CHENNAI - 600 091

2. Signature: T. Manikandan
Name: T. MANIKANDAN S/O Thamilselvan
Address: ND 98 Pallar street VALLUVAPAKKAM
KANCHIPURAM - 631 601

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23/09/2026

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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.