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एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

AAALAM PROMOTERS PVT. LTD.

17/05/2025

EF 978648

M. PRABAKARAN
Stamp Vendor
No.32/5440/கூ-3/2000
No.78, Thiruvengadapuram,
Choolaimedu, Chennai - 600 094.

AFFIDAVIT

(1) M/s. AAALAM PROMOTERS PRIVATE LIMITED, *[PAN: AATCA2131J]*, a company incorporated under the Companies Act 1956, having its, registered office at No.1, Fortune Villa, Gill Nagar Extension, 2nd Street, Choolaimedu, Chennai – 600 094; represented by its Managing Director **Mr. K. MOTHISH KUMAR,** Son of (Late) Sri. C. Koteeswaran, aged about 40 years, *[Identified by Aadhaar card No: 2923/2969/8200]*;

(P. SHRAVAN KUMAR RAJU)

DEPONENT

For M/s. AAALAM PROMOTERS PRIVATE LIMITED

Managing Director

DEPONENT

For M/s. NETHRA ENGINEERING PVT LTD

Director

DEPONENT

NOTARY S. DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt : 05.03.2026 GOVERNMENT OF INDIA

(2) **M/s. NETHRA ENGINEERING PVT LTD,** *[PAN:AADCM9025F],* a company incorporated under the provisions of the Companies Act 1956 having its registered office at No. 2/586, I Cross, Singaravelan Salai, Neelankarai, Chennai - 600115; represented by its Director **Mrs.LAVANYA VEERARAGHAVAN,**Wife of Mr. R. Veeraraghavan, aged about 52 years, *[Identified by Aadhaar Card No:8415/0501/5683]*;

(3) **M/s. MARINA HOLDINGS** *[Pan: ABFFM7097K],* a partnership firm, having its office Level 7A, Capitale Towers, 555, Anna Salai, Teynampet, Chennai 600 018, represented by its Partner **Mr. NAAGARJUN SETHUPPATHY,** son of Mr. Rajkumar Sethupathy, aged about 27 years [*Identified by Aadhaar No: 9724 4988 8252*] *(vide General Power of Attorney dated 12.11.2024, registered as Doc No. 24066/2024, in the office of the Sub Registrar, Thiruporur);*

(4) **M/s. SETHUPATHY ELECTRONIC SOUND PROCESSORS PRIVATE LIMITED** *[Pan:AAJCS4885P]* a company registered under the Companies Act, 1956, having its office at Level 7A, Capitale Towers, 555, Anna Salai, Teynampet, Chennai 600 018, represented by its Managing Director **Mr. RAJKUMAR SETHUPATHY**, Son of Late Shri. Shanmugam Sethupathy, aged about 67 years, *[Identified by Aadhar Card No: 7685 0950 4874] (vide General Power of Attorney dated 12.11.2024, registered as Doc No. 24071/2024, in the office of the Sub Registrar, Thiruporur);*

(5) **M/s. SHORELINE DEVELOPMENT LIMITED**., [PAN: AABCS0435M], a company registered under the Companies Act, 1956, having its office at Level 7A, Capitale Towers, 555, Anna Salai, Teynampet, Chennai 600 018 ,represented by its Managing Director **Mr. RAJKUMAR SETHUPATHY**, Son of Late Shri. Shanmugam Sethupathy, aged about 67 years, *[Identified by Aadhar Card No: 7685 0950 4874] (vide General Power of Attorney dated 12.11.2024, registered as Doc No. 24070/2024, in the office of the Sub Registrar, Thiruporur);*

(6) Mr. NAAGARJUN SETHUPPATHY *[Pan:GNCPS2626P]* Son of Rajkumar Sethupathy, aged about 27 years, residing at No. 27, 4th Main road, Raja Annamalaipuram, Chennai – 600 028 *[Identified by Aadhar Card No:9724 4988 8252] (vide General Power of Attorney dated 12.11.2024, registered as Doc No. 24067/2024, in the office of the Sub Registrar, Thiruporur);*

(P. SHRAVAN KUMAR RAJU)

DEPONENT

For M/s. AAALAM PROMOTERS PRIVATE LIMITED

Managing Director

DEPONENT

For M/s. NETHRA ENGINEERING PVT LTD

Director

DEPONENT

NOTARY S. DHANASEKARAN CHENNAI TAMIL NADU REGD. No. 3362 Expiry Dt : 05.03.2026 GOVERNMENT OF INDIA

(7) Mr. RAJKUMAR SETHUPATHY *[Pan:AAHPR0076Q]*, Son of Late Shri. Shanmugam Sethupathy, aged about 67 years, residing at No. 27, 4th Main Road, Raja Annamalaipuram, Chennai – 600 028 *[Identified by Aadhar Card No:7685 0950 4874] (vide General Power of Attorney dated 23.01.2025, registered as Doc No. 1105/2025, in the office of the Sub Registrar, Thiruporur);*

(8) Mrs. BEENA MADHAVAN*[Pan:AOJPB1254Q]* Wife of Mr.Madhavan Kunnath, aged about 61 years, residing at C-14, Kottur Villa, No.5, Lock Street, Kottur Gardens, Kotturpuram S.O., Chennai – 600 085 *[Identified by Aadhar Card No:8060 7948 1193] (vide General Power of Attorney dated 12.11.2024, registered as Doc No. 24063/2024, in the office of the Sub Registrar, Thiruporur);*

(9) Mrs. D. SABITHA, [Pan: AAZPS2302N] Wife of Mr. Ashish Bhengra, aged about 66 years, residing at No.23B, Thiru Narayana Avenue, New Avadi Road, Kilpauk, Chennai – 600 010, [Identified by Aadhar Card No : 8259/2178/5436] *(vide General Power of Attorney dated 23.01.2025, registered as Doc No. 1102/2025, in the office of the Sub Registrar, Thiruporur)*;

THE PARTIES 3 to 9 represented by their Power Agents **(1). M/s.AAALAM PROMOTERS PRIVATE LIMITED,** *[PAN:AATCA2131J],* a company incorporated under the Companies Act 1956, having its, registered office at No.1/1, Sakthi Nagar, 2nd Street, Choolaimedu, Chennai – 600094; represented by its Managing Director **Mr.K.MOTHISH KUMAR,** Son of (Late) Sri.C.Koteeswaran, aged about 42 years, *[Identified by Aadhaar card No: 2923/2969/8200]*; and **(2). M/s.NETHRA ENGINEERING PVT LTD,** *[PAN:AADCM9025F],* a company incorporated under the provisions of the Companies Act 1956 having its registered office at No. 2/586, I Cross, Singaravelan Salai, Neelankarai, Chennai - 600115; represented by its Director **Mrs.LAVANYA VEERARAGHAVAN,**Wife of Mr. R. Veeraraghavan, aged about 52 years, *[Identified by Aadhaar Card No:8415/0501/5683]*;

(P. SHRAVAN KUMAR RAJU)

DEPONENT

For M/s. AAALAM PROMOTERS PRIVATE LIMITED

Managing Director

DEPONENT

For M/s. NETHRA ENGINEERING PVT LTD

Director

DEPONENT

NOTARY S. DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt : 05.03.2026 GOVERNMENT OF INDIA

(10) Mr. P. SHRAVAN KUMAR RAJU [Pan:BJGPS2444L] Son of Late Mr. Padmaraju Mohan Raju, aged about 40 years, residing at No.45/32, Padmanaban Street, Thyagaraya Nagar, Chennai-600 017 [Identified by Aadhar No: 5145/6879/3735];

(11) Mrs. P. BHAVANI, [PAN: AXLPP1062H], Daughter of Mr. P.Mohan Raju , and Wife of Mr. K. Bharath Kumar, aged about 46 years, residing at No. 45/32, Padmanaban Street, T. Nagar, Chennai – 600 017; [Identified Aadhaar card No : 6820/6052/4780], represented by its Power Agent (vide General Power of Attorney dated 15.11.2024 , registered as Doc No. 24858/2024 , in the office of the Sub Registrar, Thiruporur)

(12) Mrs. P. VIJAYALAKSHMI [Pan:ABFPV0032M] Wife of Late Mr. Padmaraju Mohan Raju, aged about 68 years, residing at No.45/32, Padmanaban Street, Thyagaraya Nagar, Chennai-600 017[Identified by Aadhar No:2643/7090/1281] , represented by its Power Agent (*vide General Power of Attorney dated 15.11.2024 , registered as Doc No. 24857/2024, in the office of the Sub Registrar, Thiruporur*)

(13) Mrs. P. LAKSHMI CHANDRAKALA [Pan: ABUPL9899H] Daughter of Late Mr. Late Mr. Padmaraju Mohan Raju, and wife of Mr. K. Kumaraswamy Raju, residing at No.45/32, Padmanaban Street, Thyagaraya Nagar, Chennai-600 017[Identified by Aadhar No:[8515/1584/3650] , represented by its Power Agent (*vide General Power of Attorney dated 15.11.2024, registered as Doc No. 24383/2024, in the office of the Sub Registrar, Thiruporur*)

The parties (11 to 13) represented by their Power Agents **Mr. P. SHRAVAN KUMAR RAJU** [Pan:BJGPS2444L] Son of Late Mr. Padmaraju Mohan Raju, aged about 40 years, residing at No.45/32, Padmanaban Street, Thyagaraya Nagar, Chennai-600 017[Identified by Aadhar No: 5145/6879/3735];

(P. SHRAVAN KUMAR RAJU)

DEPONENT

For M/s. AAALAM PROMOTERS PRIVATE LIMITED

Managing Director

DEPONENT

For M/s. NETHRA ENGINEERING PVT LTD

Director

DEPONENT

NOTARY S. DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt : 05.03.2026 GOVERNMENT OF INDIA

162/2P,162/2Q,162/2R,162/2S,162/2U,162/2V,162/2W,162/2X,162/2Y,162/2Z,162/2AA,162/2AB,162/2AC,162/2AD1,162/2AD2,162/2AE,162/2AF,162/2AG,162/2AH,162/3,163/3,163/1W,171/1B7,171/1B8B,171/1B8A,171/2B1,171/2B1,171/2A2,171/2A2,171/2B2,171/3A1,171/3A2,171/3B,171/4A1,171/4A2,171/4A3,171/4A4,171/4A5A,171/4A5B,172/1A1,172/1A2,172/1A3,172/1A4,172/1A5,172/1A6,172/1A7,172/1A8,172/1A9,172/1A10,172/1A11,172/1A12,172/1A13,172/1A14,172/1A15,172/1A16,172/1A17,172/1A18,172/1A19,172/1A20,172/1A21,172/1A23,172/1C1,172/1C2,172/1C3,172/2A,172/2B,172/1B1,172/1B2 situate at Nemmeli Village, Thiruporur Taluk and Chengalpattu district,

As per patta area 34440 Sq.M and as per paln approval area 34490.00 Sq.M We bring notice to your good office that the difference in area as per approval Vs as per Patta is 50 Sq.M and,We humbly request you to consider approved area 34490.00 Sq.M. for the RERA approval.

For M/s. AALAM PROMOTERS PRIVATE LIMITED

Managing Director

DEPONENT

For M/s. NETHRA ENGINEERING PVT LTD

Director

DEPONENT

(P. SHRAVAN KUMAR RAJU)

DEPONENT

NOTARY S.DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt - 05.03.2026 GOVERNMENT OF INDIA

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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+91 9996 12 9996

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.