Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 17 MAR 2026 ET 790689

Kalpataru Constructions
Chennai.

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

மாவட்டக்கருவூலம் சென்னை-600 035 ஜூலை 17-7-2025

INDEMNITY / UNDERTAKING

This Indemnity Bond is executed on this **17th day of MARCH 2026** by

M/s. Kalpataru Constructions (PAN.: AAQFK9802N) having its office at No. 7/493, Velachery Main Road,Medavakkam, Chennai - 600 100, Represented by its Authorised Partner Mr.Sunil Kumar Lalwani hereinafter called the **"Applicant / Owner".**

WHEREAS

The Applicant is the owner / developer of the land comprised in **Survey No.39/2A1 now further sub divided as S.NO: 39/2A1A1 as per Patta No: 18212** situated at **Varadharajapuram Village**, Kanchipuram District, Tamil Nadu, forming part of the **approved layout P.P.D No.213 / L.O 2024, File No. LAYOUT-1/0347/2023.**

AND WHEREAS the layout approval is subject to certain conditions imposed by the **Water Resources Department (WRD), PWD, Chennai Region**, vide Letter No. **DB/T5(3)/F-0904/Varadharajapuram Village/5215/2024 dated 28.06.2024.**

For KALPATARU CONSTRUCTIONS

Partner's

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. I hereby undertake that the **existing ground level of the site shall be raised to a minimum level of (+)1.40 m** or as required by the competent authority to prevent inundation during heavy rains.
2. I undertake that the **boundary of the property shall be clearly demarcated** with reference to the Revenue Records / FMB and no encroachment shall be made upon any Government land, water channel, or adjoining property.
3. I undertake that the **Government channel abutting the western boundary in S.F.No.39/2A1** shall be maintained without any encroachment and its width and alignment shall be preserved strictly as per Revenue Records.
4. I further undertake to **desilt, resection, and maintain the said channel periodically at my own cost** to ensure free flow of water and prevent obstruction.
5. I undertake that **no construction, masonry work, obstruction, or alteration** shall be made across the Government channel without prior permission from the competent authority.
6. I agree to **permit inspection of the site by WRD / Government officials at any time** during development or thereafter whenever required.
7. I undertake that **no sewage, treated or untreated effluent, debris, garbage, or solid waste** shall be discharged or dumped into the Government channel or drainage course.
8. I undertake that I shall **not object to any maintenance, improvement, or development works** carried out by WRD or Government agencies in the channel or surrounding areas.
9. I hereby indemnify and keep indemnified the **CMDA / Local Body / WRD / Government of Tamil Nadu** against any claims, losses, damages, liabilities, or legal proceedings arising out of violation of the above conditions.

I hereby declare that this undertaking is executed voluntarily and shall be binding on me, my heirs, successors, and assigns.

For KALPATARU CONSTRUCTIONS



Partner's

SIGNATURE OF THE APPLICANT / OWNER

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.