Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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 10/04/2026. EU 926889

Ponmalaa Properties LLP.

M. SARAVANAN
Stamp Vendor
License No. 2776 / E-2 / 94
4/2, Padmanaban Street,
Kodambakkam, Chennai-600024

01 APR 2026

INDEMNITY BOND

We, **M/s.PONMALAA PROPERTIES LLP** and **M/s.PADMANABHA LAND DEVELOPERS LLP,** having its registered office at Door No.6/11, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai - 600034. being the Promoter of the Project "**SAMEERA OVIYAM PHASE- I** " and **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** application No. **TNRERA/PLF/2214/2026** do hereby solemnly affirm and state as follows:

We are the Promoter of the proposed layout project known as "**SAMEERA OVIYAM PHASE-I**", situated at Survey No.557/1A, 557/1B, 557/2A, 557/4A, 560/2, 561/1, 561/2, 561/3A AND 563/1 of Singadivakkam village, Kancheepuram 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.

For PONMALAA PROPERTIES LLP

Designated Partner

ATTESTED

For PADMANABHA LAND DEVELOPERS LLP

Partner

G. RAMALINGAM, B.A., B.L. NOTARY PUBLIC GO (MS) 436 Dt. 22-12-2021 Tamilnadu CHENNAI CITY

We state that the above said layout project comprises land in Survey Nos.**557/1A, 557/1B, 557/2A, 557/4A, 560/2, 561/1, 561/2, 561/3A, AND 563/1** measuring an extent of **36887 Sq.m**. and is developed as per the approved layout plan issued by **DTCP Approval No.ROC No.JW7NHTUF/2025/TCPSWP/L.P/D.DTCP/Kancheepuram District – LAYOUT No.206/2025** and **Date 18.11.2025** and District Collector, Chengalpattu District NOC no **COLKPM/154/2025/B1Date 24/03/2025, Chief Engineer, WRD Department, Chennai Region. Letter No. DB/T5(3)/F/-NOC-4089 Singadivakkam Village/2025/ Dated:09.06.2025**

We hereby solemnly affirm and undertake that the development work for the entire layout area is under process, strictly in accordance with the District Collector, Chengalpattu District NOC no **COLKPM/154/2025/B1 Date 24/03/2025 and Chief Engineer, WRD Department, Chennai Region. Letter No.DB/T5(3)/F/-NOC-4089 Singadivakkam Village /2025/ Dated: 09.06.2025.**

As per the approved plan the following developmental works are pending.

1. Filling the ground level as detailed below

Survey No	Extend - Hector	Land Sand to be increased level - meter
557/1A	0.12.5	1.090
557/1B	0.18.0	1.090
557/2	0.76.0	1.090
557/4	0.75.5	1.090
560/2	0.25.0	1.040
561/1	0.46.0	1.030
561/2	0.52.0	1.030
561/3A	0.26.5	1.030
563	0.69.0	0.880

2. Construction of retaining wall for a length of **39.4 mts and 68.4 mts** near plot nos **1 to 162 and near to Park area**

3. Construction of small RCC Bridge near Survey No 560/2

The above development works are under progress. Therefore we request you to register the project as a on going project.

For PONMALAA PROPERTIES LLP

Designated Partner

For PADMANABHA LAND DEVELOPERS LLP

Partner

ATTESTED

G. RAMALINGAM, B.A., B.L. NOTARY PUBLIC GO (MS) 436 Dt. 22-12-2021 Tamilnadu CHENNAI CITY

We have remitted a sum of Rs:10,00,000/- (Ten Lakhs Only) towards security deposit.

We are 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 arise due to non fulfilment of the conditions stipulated in aforesaid letter of the District Collector, Chengalpattu District NOC and Chief Engineer, WRD Department, Chennai Region.

For PONMALAA PROPERTIES LLP

Designated Partner

For PADMANABHA LAND DEVELOPERS LLP

Partner

Signature of the Deponent

VERIFICATION

We, **M/s. PONMALAA PROPERTIES LLP and M/s. PADMANABHA LAND DEVELOPERS LLP**, 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 10-April-2026.

For PONMALAA PROPERTIES LLP

Designated Partner

For PADMANABHA LAND DEVELOPERS LLP

Partner

Signature of the Deponent

G. RAMALINGAM B.A., B.L. NOTARY PUBLIC GO (MS) 436 Dt. 22-12-2021 Tamilnadu CHENNAI CITY

ATTESTED 10-4-26

G. RAMALINGAM, B.A., B.L.
ADVOCATE / NOTARY
107/166-A, SOLAIAMMAN KOIL ST.,
T.V. NAGAR, AYANAVARAM,
CHENNAI - 600 023
CELL : 94440 12567

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.