Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

07 NOV 2025

KG FOUNDATIONS (P) LIMITED

EG 432153

T.ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts,
R.A.Puram, Chennai-28
L.No: 44/B3/2000

DECLARATION CUM INDEMNITY

M/s. KG Foundations Private Limited, [PAN:AACCK8075A & CIN U70101 TN2005 PTC056047] having its Registered office at No. 5, Marble Arch, Ground floor, Bishop Wallers Avenue (East), , Mylapore, Chennai – 600004, a Company registered under the Companies Act 1956, Power Agent for Land owners Mrs. Nirmala Ramdas, wife of Mr. C.N. Ramdas, aged about 83 years, residing at K48, Anna Nagar East, Chennai PIN 600102 and Mrs. Shri Shakthi Girish, wife of Mr. Girish Ramdas, aged about 49 years, residing at K48, Anna Nagar East, Chennai PIN 600102, vide Power of Attorney dated 09.02.2026, registered as Document No. 2215/2026, being the Promoter of the Project **"KG-FIELDS OF FORUTNE (KG-FOF)"** vide Tamil Nadu Real Estate Regulatory Authority (TNRERA) application No. **TNRERA/PLF/1732/2026**, do hereby solemnly affirm and state as follows:

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

We are the Promoter of the Proposed layout Project known as "KG FIELDS OF FORTUNE-KG-FOF), comprised in **Survey Nos. 380/2, 382/1A, 803/1D, 803/1E, 803/1F, 803/1G, 803/1H, 803/1I, 803/1J, 803/1K,803/1L,803/1M & 803/1N** situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District and proposed to be registered with **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** under the Provision of the Real Estate (Regulation and Development), Act, 2016.

We state that the above said Layout Project comprised in Survey **Nos. 380/2, 382/1A, 803/1D, 803/1E, 803/1F, 803/1G, 803/1H, 803/1I, 803/1J, 803/1K,803/1L,803/1M & 803/1N** situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, measuring an extent of **20.18 Acres** and is developed as per the layout plan issued by **CMDA vide Letter No. CMDA/PP/LAYOUT-1/0213/2025** and dated **10.02.2026** and Chief Engineer, WRD Department, Chennai Region **Letter No. DB/T5(3) /F.NOC7951** Kuthambakkam Village 9371/2025, dated 23.10.2025.

We hereby solemnly affirm and undertake that the development work for entire layout area is under process, strictly in accordance with the **Letter No. DB/T5(3) /F.NOC7951 Kuthambakkam Village 9371/2025, dated 23.10.2025 issued by the Chief engineer, WRD Department, Chennai Region.**

As per the Approved Plan the following Developmental Works are in progress and will be completed before 19-02-2028.

1. Filling the Ground Level as detailed below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the proposed level (+)37.390m + 0.60m = (+)37.990m	
			Required Level in m	Height Filling in m
1	380/2	(+)37.150	(+)37.990	0.84
2	382/1A	(+)37.180		0.81
3	803/1D	(+)37.350		0.64
4	803/1E	(+)37.220		0.77
5	803/1F	(+)37.160		0.83
6	803/1G	(+)37.080		0.91
7	803/1H	(+)37.120		0.87
8	803/1I	(+)36.970		1.02
9	803/1J	(+)36.940		1.05
10	803/1K	(+)37.050		0.94
11	803/1L	(+)37.100		0.89
12	803/1M	(+)36.980		1.01
13	803/1N	(+)36.930		1.06

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

PWD STIPULATIONS AND CURRENT WORK STATUS

S.No	**Conditions of PWD Vide CE, WRD, Chennai Region, Chepauk, Chennai-5, Letter no. DB/T5(3)/F-Noc.7951 Kuthambakkam Village 9371/2025, Dated:23.10.2025, are to be complied by the Applicant before Sanction of the Layout.**	**Status of the Conditions**
1	The existing ground level of the site should be raised to minimum level of (+)37.990m (i.e)5 .300m above the known datum at crest level of Padur Tank (e) 32.690m and the applicants' site with filling level varies from 0.770m to 1.060m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods. The all round pavement level within the site should not be less than (+)37.990m and the applicant is suggested not to have regular habitation below road level.	**IN PROGRESS. WILL BE COMPLETED BEFORE 19-02-2028**
2	The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the government land and the same should be maintained as it is in the revenue records if any damages occurred in the tank and it should be restored to its original condition at their own cost.	**AGREED TO COMPLY WITH THE CONDITION**
3	The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.	**AGREED TO COMPLY WITH THE CONDITION**
4	The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law and act of both State & Central Government from time to time.	**AGREED TO COMPLY WITH THE CONDITION**
5	WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD/Government Lands /liver The NOC for this site from the WRD is purely issued on the basis of inundation point of view.	**AGREED TO COMPLY WITH THE CONDITION**

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

S.No	**Conditions of PWD Vide CE, WRD, Chennai Region, Chepauk, Chennai-5, Letter no. DB/T5(3)/F-Noc.7951 Kuthambakkam Village 9371/2025, Dated:23.10.2025, are to be complied by the Applicant before Sanction of the Layout.**	**Status of the Conditions**
6	The permission will be cancelled without any correspondence. Hence the applicant is solely responsible of genuinety of the documents submitted. The permission granted to the applicant should Not be altered / modified / changed to any others. Based on the records submitted by the applicants 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.	**AGREED TO COMPLY WITH THE CONDITION**
	Technical Suggestions	
a)	The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the 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.	**AGREED TO COMPLY WITH THE CONDITION**
b)	The necessary setback distance 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 - 2 vide Roc. No 4367/2019-BA2/Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD	**This condition is not applicable since this is Layout Project and not a construction project.**

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

S.No	**Conditions of PWD Vide CE, WRD, Chennai Region, Chepauk, Chennai-5, Letter no. DB/T5(3)/F-Noc.7951 Kuthambakkam Village 9371/2025, Dated:23.10.2025, are to be complied by the Applicant before Sanction of the Layout.**	**Status of the Conditions**
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.	**AGREED TO COMPLY WITH THE CONDITION**
d)	The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, 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/En/Channel/Pond at any cost. At any cost, sewage / sullage should not be let into Channel/ tank/kulam and the garbages debris and construction materials should not be dumped into the Channel/tank/kulam restricting the free flow of water	**AGREED TO COMPLY WITH THE CONDITION**
e)	In addition to this, As per A register there is no Water body in S.No. 386 as it is said in Second Master plan for Chennai Metropolitan Area, In this regard WRD will not be held responsible for classification of land Which has to be verified and ensure by the Revenue department and CMDA that S.No.386 classified as Water Body or Not. WRD is only dealt with inundation point of view	**AGREED TO COMPLY WITH THE CONDITION**
f)	The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land. Failing to comply with any of the above conditions, WRD reserves the nights to withdraw the Technical report along with NOC in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.	**AGREED TO COMPLY WITH THE CONDITION**

The above development works are under progress and shall be completed on or before 19.02.2028. Therefore, we request the Authority to register the project as on ongoing project.

We have remitted a sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs Only) towards Security deposit.**

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

We hereby undertake and agree 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 Chief Engineer, WRD Department, Chennai Region.

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

Signature of the Deponent.

VERIFICATION

We, **M/s. KG Foundations (P) Ltd** (PAN: AACCK8075A), a company registered under the Companies Act 1956, represented by its Authorized Signatory, **Mr. Naveen Bajaj**, 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 29th April 2026.

For KG FOUNDATIONS (P) LIMITED

Authorised Signatory

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.