Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Rs. 500/-

AX 255083

02 MAR 2026

A. Muthaiah
Chennai - 600067

N. JAYETHOON
STAMP VENDOR
L. NO. 5/CH (S) / 2010
AVADI, CHENNAI-54

INDEMNITY BOND

This Indemnity Bond is executed on this **03rd day of March 2026** by **Mr. A. Muthaiah**, having its residential at **24, 1st Street, Kumaran Nagar, Sholavaram, Chennai - 600067**, herein after called the "Promoter", in favour of the Tamil Nadu Real Estate Regulatory Authority (TNRERA), Government of Tamil Nadu.

WHEREAS:

The Promoter has developed a layout known as **ThiruKumaran Nagar - Annex** situated at **T.S. No. 10/5 (Old S.No. 202/3pt) WARD- F, Block No. 19, Sekkadu Village, AvadiTaluk, Thiruvallur District, Avadi Corporation Limit**, approved vide Layout Approval No. **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, File No. : CMDA/PP/LAYOUT-1/0160/2025. Date: 19/09/2029** and Application submitted with TNRERA Registration No. **TNRERA/PBF/0046/2026**.

03.03.2026

O.KATHIRAVAN. B.Sc ,BL
ADVOCATE & NOTARY PUBLIC
G.O.(Ms) No.275/2018 S.No.5,
GOVT OF TAMIL NADU
No.84,Main Road, Vayalanallur
Poonamallee, Chennai-600 077
Cell : 9283712501

NOTARY PUBLIC
GOVT OF TAMIL NADU

AND WHEREAS:

The Water Resources Department has issued instructions conditions regarding sand filling and ground level should not less than at (+) 24.550m regulation in the said layout area.

NOW THIS BOND WITNESSETH THAT:

The Promoter hereby undertakes to strictly complied and **completed** with all instructions, norms, and guidelines issued by the WRD regarding sand filling, flood protection and environmental safety.

The Promoter further agrees that this indemnity shall remain binding on the Promoter and their successors, assigns, and legal representatives.

As per the approved plan there are 14 conditions given by CMDA officials and the same has been complied by me.

I further state that the information furnished herein is true and correct. I understand that if any statement made herein is found to be false or incorrect, I shall be liable for legal action as per TNRERA applicable laws. I also indemnify to the buyers if any works found to be incomplete in future.

Signature of Promoter



05.03.2026

D.KATHIRAVAN, B.Sc ,BL
ADVOCATE & NOTARY PUBLIC
G.O.(Ms) No.275/2018 S.No.5,
GOVT OF TAMIL NADU
No.84,Main Road, Vayalanallur
Poonamallee, Chennai-600 073
Cell : 9283712501

NOTARY PUBLIC
D.KATHIRAVAN B.Sc.,B.L.,
G.O.(Ms) No.275 | 2018,
S.No.5
Thiruvallur Dist
GOVT OF TAMIL NADU





D.KATHIRAVAN, B.Sc.,BL
ADVOCATE & NOTARY PUBLIC
G.O.(Ms) No.275/2018 S.No.5,
GOVT OF TAMIL NADU
No.84,Main Road, Vayalanallur
Poonamallee, Chennai-600 077
Cell: 9283712501

NOTARY PUBLIC
GOVT OF TAMIL NADU

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.