Verified RealEstate™

RE REGULATORY RECORD

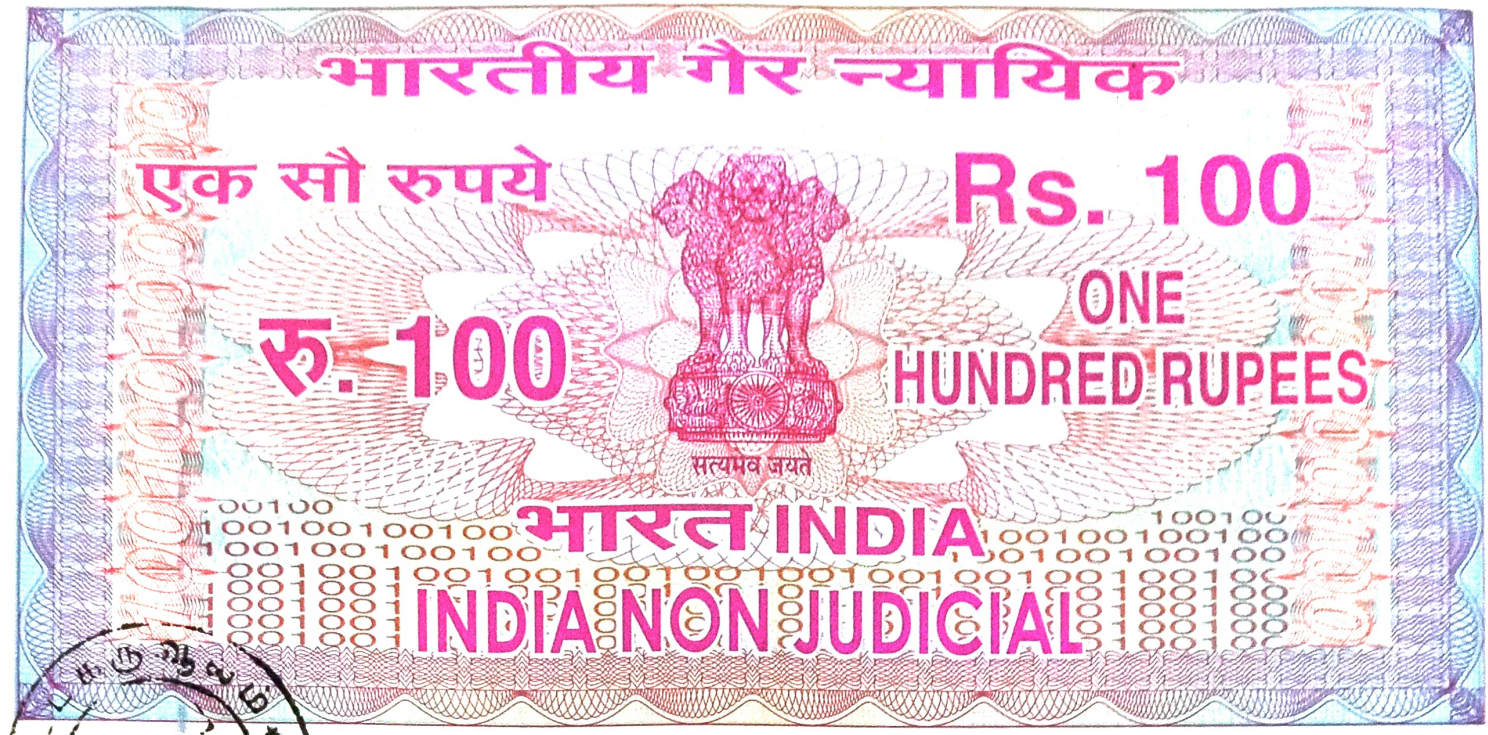
RERA Document

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™
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Chennai 600 097, India

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தமிழ்நாடு तमिलनाडु TAMILNADU

31 AUG 2026

SS Realty Developers

FH 414987

G. VEERABATHRAN
Stamp Vendor
License No. 24/CH(S)2010 Dt. 30-3-2011
Old No. 23, New No. 31, Sarangapani
Sholinganallur, Chennai-600 119.

DEED OF UNDERTAKING CUM INDEMNITY

This deed of UNDERTAKING CUM INDEMNITY is executed at CHENNAI on this **31st day of August 2026**, BY:

Ms. SS REALTY DEVELOPERS, (PAN: AFCFS0254H) represented by its Partner **Mr GANDHIRAJ S (PAN: AURPG4614M) (AADHAR No:** 6683 8743 7231) S/o. Sankaralingam, aged about 46 years residing at No. 5 A, Sky Villa Olympia Opaline Navalur, Thazhambur Panchayat, Kancheepuram Tamil Nadu – 600130, hereinafter called the '**PROMOTER** 'which expression shall, unless repugnant to the context or meaning thereof "include its successors, legal heirs and assigns of the **FIRST PART;**

For SS REALTY DEVELOPERS

Authorised Signatory

NOTARY PUBLIC
L.GOKULNATHAN
Chennai, Tamilnadu
Regn.No. 60617/2026
Expiry Dt : 17.06.2031
GOVERNMENT OF INDIA

L. Gokulnathan

L.GOKULNATHAN, B.A., B.L.,
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No.409, Village High Road, (Opp to PNB)
Sholinganallur, Chennai-600 119.
Mobile : 9150323010

IN FAVOUR OF

The Tamil Nadu Real Estate Regulatory Authority (TNRERA), "RERA Tower" No. 133, G Block, 1ST Avenue, Anna Nagar (East), Chennai-600 102 (hereinafter referred to as the "Authority", which expression shall include its representatives and successors) of the **SECOND PART;**

WHEREAS:

The Promoter is developing a project named **"LD AMAIRA"** located at Plot No.8A, 1st Cross Street, Classic Farms Avenue, Sholinganallur, Chennai -600 119 comprised in S.No.602/2B3A of Sholinganallur Village. The promoter has obtained Planning approval from the Greater Chennai Corporation vide Planning permission reference No. PPA/WDCN15/04956/2025 Dt. 01/08/2025 and also Building permission No. BA/WDCN15/05607/2025 Dt. 01/08/2025, The Authority has noted that the Project is located within the Zone of Influence of a Ramsar site.

NOW THIS UNDERTAKJNG CUM INDEMNITY WITNESSETH AS UNDER:

I hereby Promoter solemnly undertakes and agree to strictly abide by all orders, directions, and guidelines issued-or to be issued-by the Planning Authority, the Government of Tamil Nadu, the Union Government, and any Hon'ble Courts (Including the High Court and National Green Tribunal) concerning projects located in the influence zone of the Ramsar site.

I being the promoter of the aforesaid do here by the Promoter also agrees to indemnify and keep indemnified the **TNRERA,** its representatives, and all allottees of the said Project from and against financial losses, damages, or compensations, Claims, demands, and costs, Legal actions, proceedings, and

For SS REALTY DEVELOPERS

Authorised Signatory

NOTARY PUBLIC
L.GOKULNATHAN
Chennai, Tamilnadu
Regn.No. 60617/2026
Expiry Dt : 17.06.2031
GOVERNMENT OF INDIA

31/08/2026

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consequences due to concerning projects located in the influence zone of the Ramsar site.

I have issued and signed this deed of undertaking cum Indemnity on the 31st of August 2026 first mentioned above.

DEPONENT/PROMOTED.

Name:

Designation:

For SS REALTY DEVELOPERS

Authorised Signatory

NOTARY PUBLIC
L.GOKULNATHAN
Chennai, Tamilnadu
Regn.No. 60617/2026
Expiry Dt : 17.06.2031
GOVERNMENT OF

L. Gokulnathan 31/08/2026

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0
Sannareddy Arcadia
Grande Vista
International
Village School
50.00 m
67.64 m
Sri Sathya Sai
Seva Kendra
ஸ்ரீ சத்ய சாய்
சேவா கேந்திரா
Classic Farms Avenue
Classic Farms Avenue
Classic Farms Avenue
Tricom Techonologies
Measure distance
Click on the map to add to your path
Total distance: 67.64 m (221.92 ft)

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.