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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

P. Sheeba

5160
8.7.2026

FD 107963

Neelasankar

NEELA SANKAR
STAMP VENDOR
L.No.9586/ச1/2000
1/2, VENKATESH NGR
EXT-2, CHENNAI - 92.

INDEMNITY BOND

We, by **Mrs. P. Sheeba having its registered office at 11/27, PerumalKoil Street, Rajankuppam, Ayanamakkam, Chennai - 600095** Promoter of the proposed project in the name **KAAVIYA GARDEN** for laying out of house sites for the land measuring an extent of 7.13 Acres, comprised **Survey 164/2A2A, Sithukadu Village (Korattur B Village as per patta) Poonamallee Taluk, Tiruvallur District**and Application submitted with TNRERA Registration No. **TNRERA/PLI/4003/2026** and state of Tamil Nadu do hereby Solemnly declare, undertake and state as under:

R. KUMARESAN, M.A., B.L., NOTARY PUBLIC & ADVOCATE
G.O.MS. No.461/2022 Dt. 21.9.2022 GOVT OF TAMIL NADU INDIA

We state that we are the deponent herein and applied TNRERA application on 20.06.2026 vide Application No. **TNRERA/PLI/4003/2026**.

We are the Promoters of the proposed layout Project Known as "**KAAVIYA GARDEN**" for laying out of house sites for the land measuring an extent of 3243sqm. comprised **Survey 164/2A2A, Sithukadu Village (Korattur B Village as per patta) Poonamallee Taluk, Tiruvallur District** and state of Tamil Nadu and proposed to be registered with Tamil Nadu Real Estate regulatory (TNRERA) under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

We state that the above said Layout Project Comprises land in survey Nos. **Survey 164/2A2A, Sithukadu Village (Korattur B Village as per patta) Poonamallee Taluk, Tiruvallur District**measuring an extent of **3243sqm.** and is developed as per the plan issued by **byCMDA, Planning Permit No. File no. CMDA/PP/LAYOU-01/0175/2025 and Date 01.12.2025 and Chief Engineer, WRD, Chennai Region, Chepauk, Chennai-600005. NOC no Letter No.DB/T5(3)/F-5962/Sittukadu Village/8612/2025/ Dated.30.09.2025** and instructions conditions regarding sand filling and ground level should not less than at (+) 30.850m regulation in the said layout area.

We hereby solemnly affirm and undertake that the developmental work for entire layout are is Completed. Strictly in accordance with the **CMDA, Planning Permit No. File no. CMDA/PP/LAYOU-01/0175/2025 and Date 01.12.2025**

As per the Approved Plan the Following Developmental works are completed.

Si. No	Field Survey No	Existing Field Level in m	Required height of filling with respect to the past year flood level (+) 30.420m + 0.60m = (+) 30.850 m	
			Required Level in m	Height filling in m
1	164/2A2A	(+) 28.880	(+) 30.850 m	(+) 1.970
		(+) 28.920		(+) 1.930

R. KUMARESAN, M.A., B.L., MSW
G.O.Ms. No.461/2022 Dt. 21.9.2022 GOVT OF TAMIL NADU INDIA
NOTARY PUBLIC ADVOCATE

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Existing Road Level on Northern side S.No. 164/2A2A	: (+) 29.130
2. MFL during Past year nearby site	: (+) 30.250
3. Proposed Bed level of Channel	: (+) 28.050
4. Proposed Deck slab bottom level of RCC Culvert	: (+) 30.850
5. Width of the Culvert as per FMB channel	: 6.60m
6. Width of Culvert (Carriage way Width)	: 9.00m

All the conditions are mentioned in **Chief Engineer, WRD, Chennai Region, Chepauk, Chennai-600005. NOC no Letter No.DB/T5(3)/F-5962/Sittukadu Village/8612/2025/ Dated.30.09.2025** are completed. Therefore, we request the Authority to register the project as completed and hereby Solemnly declare, undertake and state as under:

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-fulfillment of the conditions stipulated in aforesaid letter of the Chief Engineer, WRD Department, Chennai Region.

VERIFICATION

We, **Mrs. P. Sheeba having its registered office at 11/27, PerumalKoil Street, Rajankuppam, Ayanamakkam, Chennai - 600095**do hereby verify that the contents of the above affidavit are true and correct to the nest of our knowledge, belief and information.

Verified at Chennai, on this 08th JULY 2026

Signature of the deponents

R. KUMARESAN. M.A., B.L., MBA., M.L NOTARY PUBLIC ADVOCATE G.O.MS. No.461/2022 Dt. 21.9.2022 GOVT OF TAMIL NADU INDIA

ATTESTED

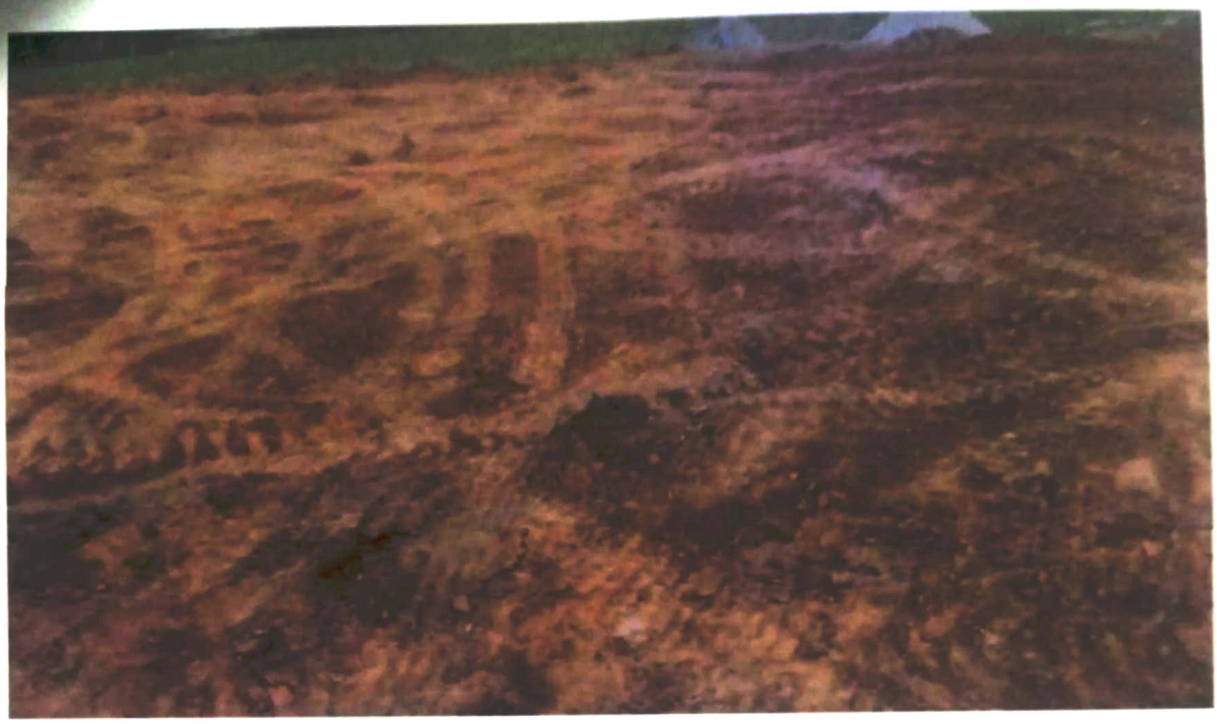
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INDIA

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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.