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RE REGULATORY RECORD

RERA Document

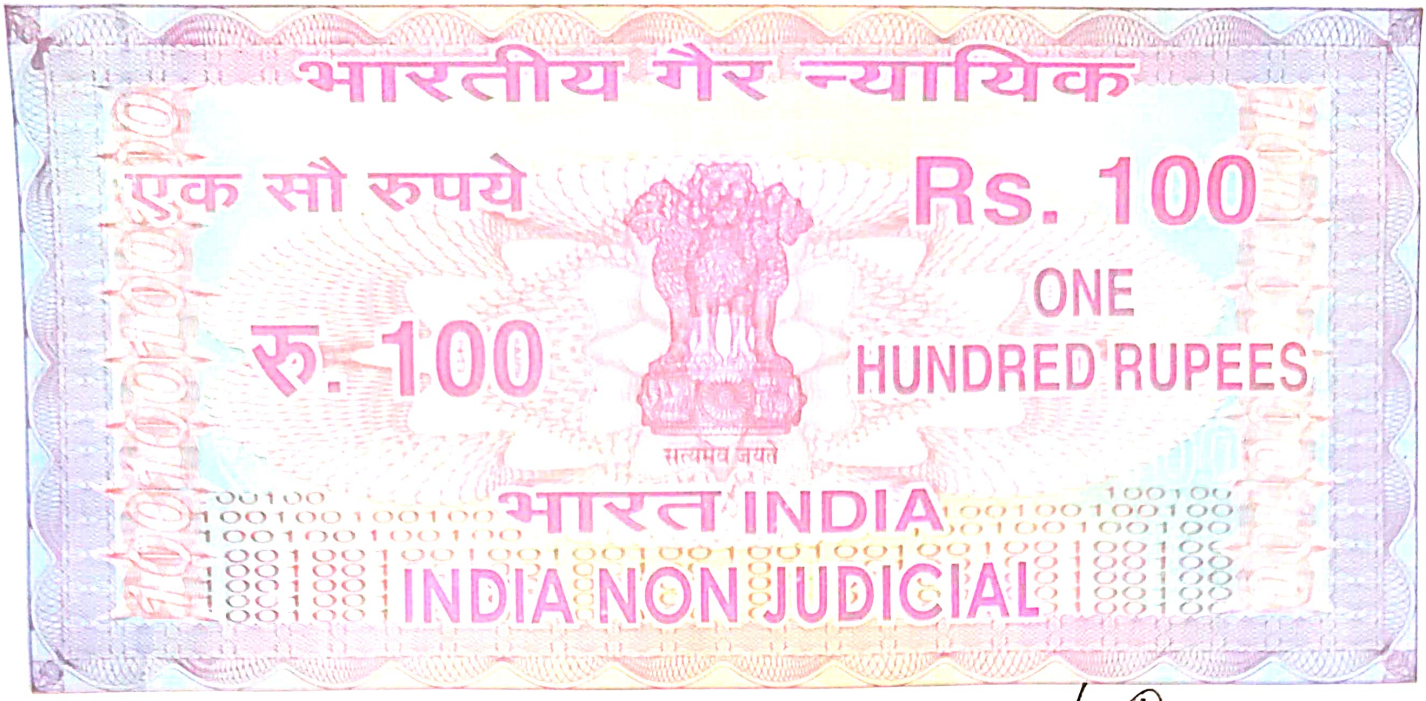
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

- 9 APR 2026 JOSEPH PREM KUMAR

FH 168536

P. வாஸர் (SV)
நெ 1/213, வேது தெரு, விடுதலை நகர்
S. குளத்தூர், சென்னை-600 129.
L-9581/A11/2000 ☎ 98414 55145

INDEMNITY BOND

This Indemnity Bond is executed on this 09 day of April 2026 by **Mr. Joseph Premkumar**, having its residential at **No: 2 , Avenue Diamond, Balaji Nagar 3rd Cross Street, Kolathur, Chennai – 600 099**, 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 situated at **Survey No 114/1A2, 114/1B of Ammanambakkam Village, Chengalpattu Taluk, Chengalpattu District**, approved vide layout Approval No. **DTCP, Town and Country Planning Department (Planning Permission), Chengalpattu District. ROC No – 1LFECLCJ/2025/2025/TCP, SWP/DTCP/Chengalpattu District -LAYOUT No.261/2025. Date: 10-10-2025** and Application submitted with TNRERA Registration No. **TNRERA/PLI/2361/2026**

NOTARY
M.PAUL PANDI
TAMBARAM
REG No: 14324
EXP.DT.:06.08.2029
GOVT. OF INDIA

M.PAUL PANDI, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
No. 5/9, Thirupur Kumaran Street,
Moongileri, Pammal, Chennai - 75
Cell: 87545 67844 / 98415 96935

NOW THIS BOND WITNESSETH THAT

I would like to bring to your kind notice that the patta of the above-mentioned property not has been transferred from my mother, Mrs. P.R. Saraswathy, to me. The said property has been executed through a settlement deed Document No. 17340/2025 Dated: 23-Oct-2025.

In this regard, I humbly request your good office to kindly consider my application for layout approval based on the current patta standing in my mother name. I assure you that all relevant documents pertaining to this project documents are enclosed with the online application for your kind verification.

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

NOTARY
M.PAUL PANDI
TAMBARAM
REG No: 14324
EXP.DT.:06.08.2029
GOVT. OF INDIA

M. PAUL PANDI, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC
No. 5/9, Thirupur Kumaran Street,
Moongileri, Pammal, Chennai - 75
Cell: 87545 67844 / 98415 36938

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.