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

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

18 DEC 2025

ET 222907

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

M/s. CASA GRANDE AXIOM PRIVATE LIMITED

AFFIDAVIT CUM DECLARATION

We, **M/s. Casa Grande Axiom Private Limited**, **(PAN:AAGCC6446F)** having its registered office at NPL Devi New No.111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai-600 041, represented by its Authorised Signatory **Mr. R. Sumanth Krishna,** son of Mr. N. Raghunathan, aged about 49 years, vide Board resolution dated 21.07.2025, do hereby solemnly affirm and state as follows:

We are the absolute owner of the land measuring 6.295 acres comprised in Survey Nos. 1009/12A, 1009/12B, 1009/12C, 1009/12D, 1009/12E, 1009/12F, 1009/13A, 1009/13B, 1009/13C, 1009/14, 1009/17A, 1009/17B, 1010/1, 1010/2, 1010/3, 1011/1, 1011/2, 1011/3, 1439/2C, 1439/2D, 1439/3A1 and 1439/3B, situated at Thaiyur B Village, Thiruporur Taluk, Chengalpattu District and proposed to develop the same in to the residential project namely **"CASAGRAND GLENMERE"** and I am well acquainted with the facts and records of the said project. I am competent and duly authorised to swear this Affidavit-cum-Declaration on behalf of the Company.

For M/s. Casa Grande Axiom Private Limited

A. KUMAR
G.O. (Ms) 293
Dt. 22-09-2025
Govt. of Tamilnadu
CHENNAI
INDIA
ADVOCATE & NOTARY

Authorised Signatory
DEPONENT





தமிழ்நாடு TAMILNADU

18 DEC 2025

ET 222913

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

M/S. CASA GRANDE AXIOM PRIVATE LIMITED

We hereby confirm that the total extent of land purchased by the us through various registered Sale Deeds is **6.295 Acres**, equivalent to **25,474.98 Sq. Meters**. Subsequently Patta has been mutated for the total extent **6.31 Acres**, equivalent to **25,538.00 Sq. Meters**.

The difference between the extent mentioned in the registered title documents and the extent reflected in the Patta is marginal in nature and has arisen due to revenue records measurement variations.



For M/s. Casa Grande Axiom Private Limited

Authorised Signatory
DEPONENT

We hereby declare and confirm that the **least / minimum site area available for the project is 6.145 Acres i.e 24,869.86 sq. meters), which is lesser that the document and patta area**, and the project is being developed within the said least extent. There is no material impact on the physical site, boundaries, access, or development potential of the villa to be developed within the project land.

We explicitly declare that the shortfall land area of **605.12 Sq.Meters**, in the project shall not be conveyed/sale to the allottee(s) or any third party.

We further undertake and assure that in the event of any dispute, claim, objection, or issue arising in the future with respect to the marginal difference in extent between the document, Patta and least site areas. M/s. Casa Grande Axiom Private Limited shall be solely responsible for resolving the same at its own cost and consequences.

The contents mentioned above are true and correct to the best of our knowledge and belief.

For M/s. Casa Grande Axiom Private Limited

Solemnly and sincerely affirmed]
and signed before me at Chennai]
on this 22nd Day of December 2025]

Authorised Signatory
DEPONENT

Before me

D. KUMAR
G.O. (Ms) 293
Dt 22-09-2025
Gov. of Tamilnadu
CHENNAI.
INDIA
ADVOCATE & NOTARY

22/12/2025

Notary Public

D.KUMAR, M.A., M.L.,
ADVOCATE & NOTARY
21/3, Govindarajapuram 2nd Street,
Adyar, Chennai – 600 020.
Mobile : 94440 19441

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.