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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+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 तमिलनाडु TAMILNADU

17 SEP 2025

ER 335206

AFFIDAVIT

V. RAJAVEL, B.A., L.
LICENSED STAMP VENDOR
LIC. NO: 21B3/97
No. 2, CHETTIYAR AGARAM MAIN ROAD, PURASAWALKAM, CHENNAI-600007
Phone: 9677035118

This affidavit is executedon date 08th October 2025 by M/S. **MERIT TECHNOLOGIES INDIA LTD**, rep by its Director Mr. **G.RAMADURAI**., Son of Mr.R.Gopalakrishnan, aged about 55 years, having its office at E1, 1ST Floor, IIIrd Phase, T.V.K Industrial Estate, Guindy, Chennai 600 032,

We are the absolute owner of the property measuring an extent of **6202.66 Sq.ft**, comprised in T.S.No. 35 Part, 37 Part & 38 Part, and 58, Block 6, Alandur Village, Mambalam – Guindy Taluk, Chennai District, situated at Plot No. 6 & 7, Thiru. Vi.Ka. Industrial Estate, Guindy, Chennai – 600032.and having acquired the same from M/s. Aruna Rubber Industries and M/s. **FI Auto Components Private Limited** by a Sale Deeds bearing Doc Nos 2304/2007 and 303/2017 registered in the office of the Sub-Registrar Alandur.

The above said property falls in the SIDCO Industrial Estate. Since it is part of SIDCO Layout property the Government of Tamil Nadu is not issued any patta for the respective alloties instead of they are issuing only Subdivision Sketch to the respective properties. Copy of the SIDCO Subdivision Sketch is enclosed for the subject property herewith.

The above facts are true and best of our knowledge.

M/s. Merit Technologies India Limited

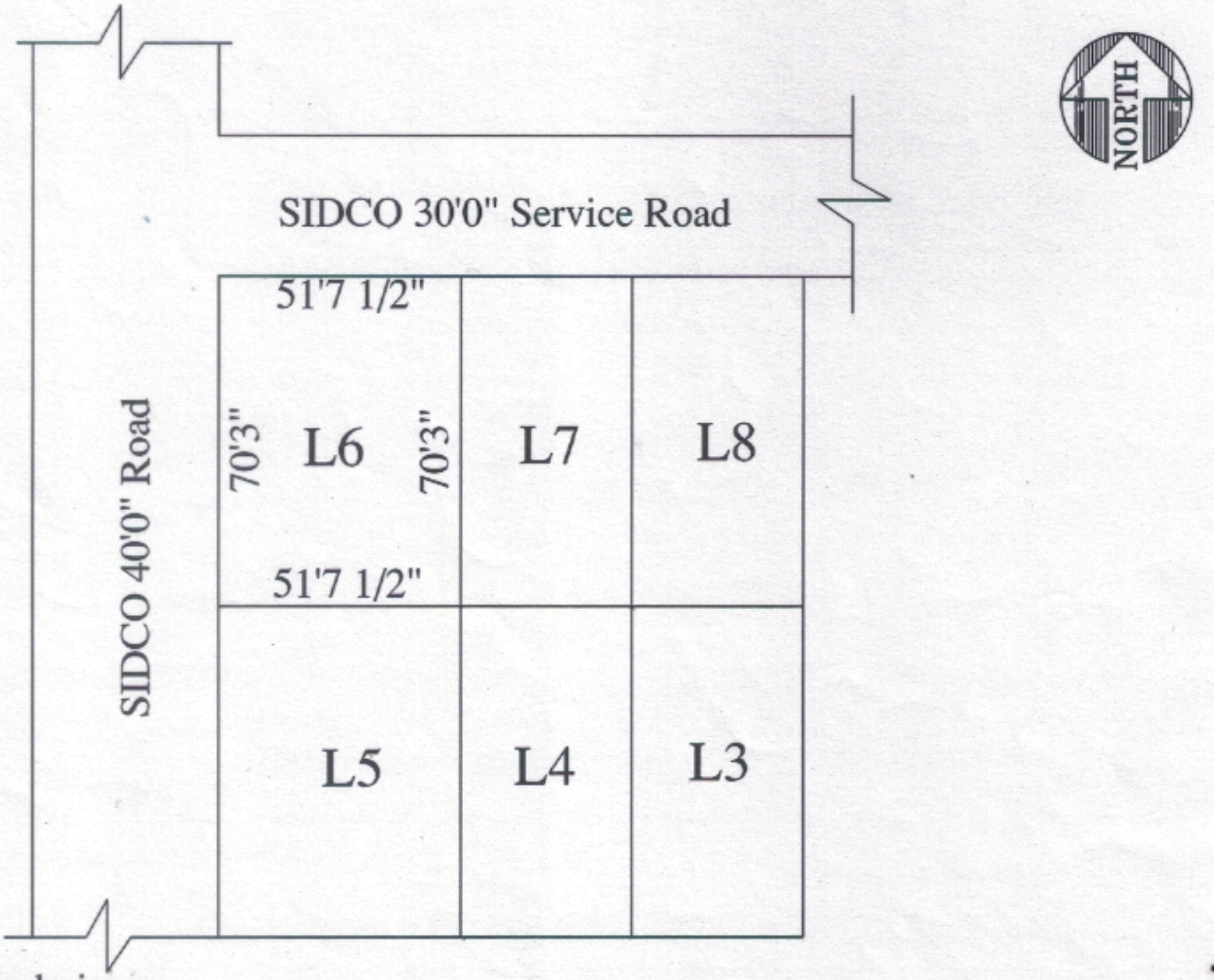
G.Ramadurai.
Director.

COMMISSIONER OF OATHS
R.RAVICHANDRAN
Sri No 18/2024
ROC No 98676/2024/F2
HIGH COURT MADRAS

Solemnly affirmed at Chennai on this 8th day of October 2025

R. RAVICHANDRAN
B.Sc., M.A., B.L., M.Phil., Ph.D
ADVOCATE & COMMISSIONER OF OATHS
86, Sharma Nagar, 5th Street,
Vyasarpadi, Chennai - 600 039
Mobile : 91766 40317

PLOT SKETCH SHOWING THE SHED NO.L6 AT SIDCO INDUSTRIAL ESTATE GUINDY, CHENNAI-32.



Boundaries:

On North by : SIDCO 30'0" Service Road
On South by : Plot no:L5
On East by : Plot no: L7
On West by : SIDCO 40'0" Road

Linear Measurements :

East to West on the North : 51'7 1/2"
East to West on the South : 51'7 1/2"
North to South on the East : 70'3"
North to South on the West : 70'3"

Area of Shed no: L6 : 51'7 1/2" X 70'3"
: 3626.66 Sqft.

11/01/18.

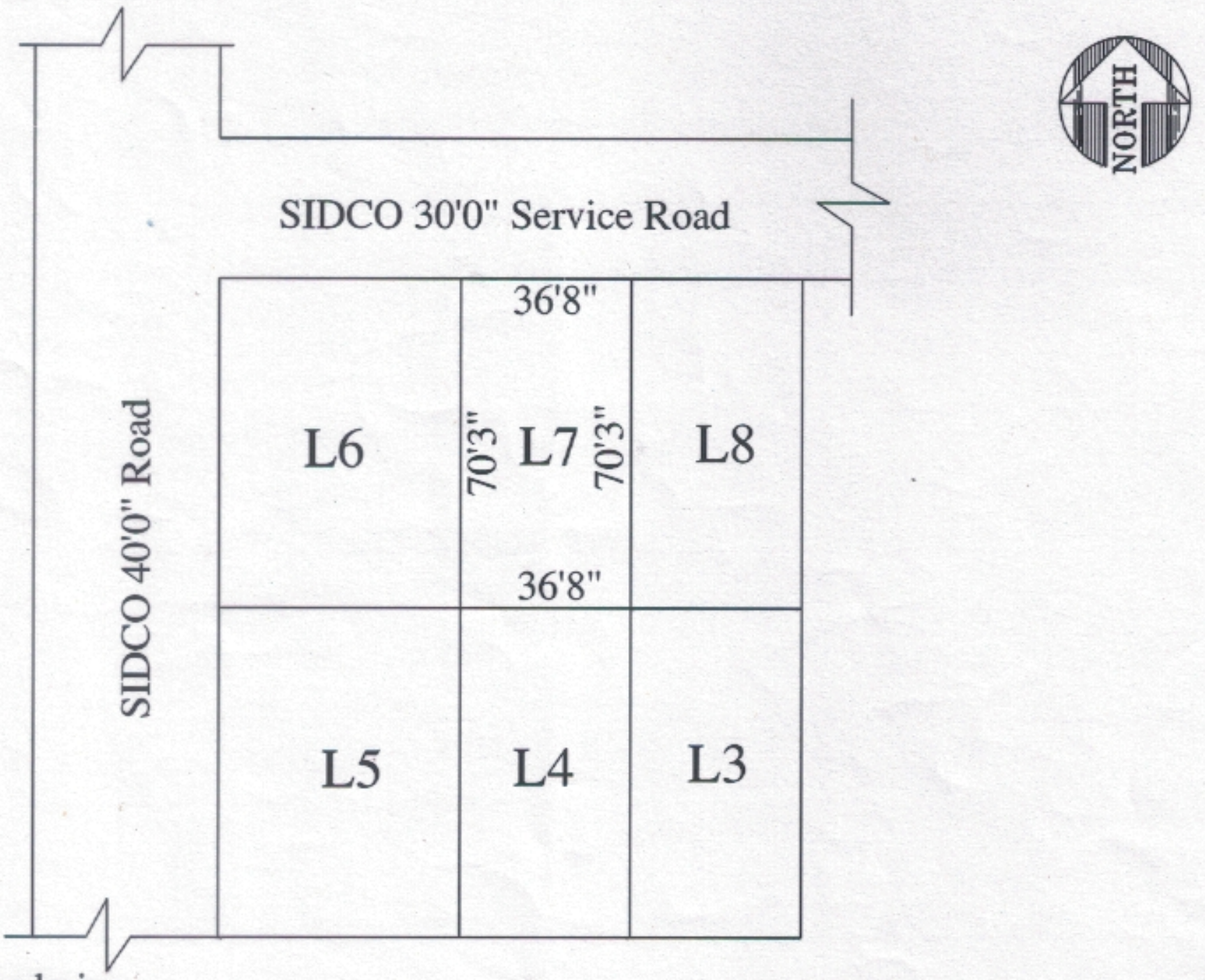
ASSISTANT EXECUTIVE ENGINEER (HQ)
TANSIDCO
THIRU-VI-KA INDUSTRIAL ESTATE
GUINDY, CHENNAI-600 032.

24/1/18

BRANCH MANAGER
SIDCO
GUINDY, CHENNAI-32

PLOT SKETCH SHOWING THE SHED NO. L7 AT SIDCO INDUSTRIAL ESTATE

GUINDY, CHENNAI-32.



Boundaries:

On North by : SIDCO 30'0" Service Road
On South by : L4 Unit
On East by : L8 Unit
On West by : SIDCO 40'0" Road

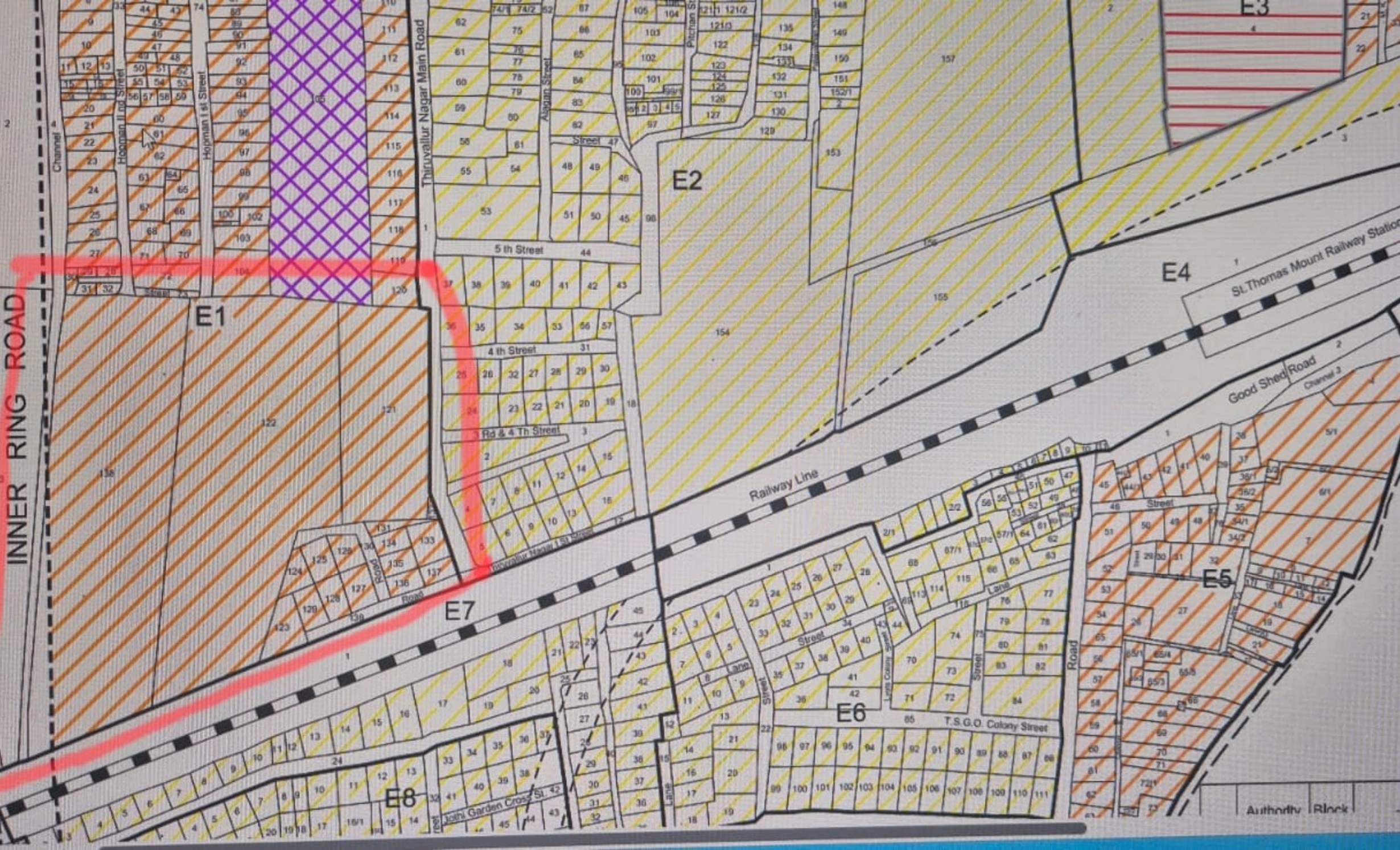
Linear Measurements:

East to West on the North : 36'8"
East to West on the South : 36'8"
North to South on the East : 70'3"
North to South on the West : 70'3"

Area of Shed no: L7 : 36'8" X 70'3"
: 2576 Sqft.

11/01/18.
ASSISTANT EXECUTIVE ENGINEER (HQ)
TANSIDCO
THIRU-VI-KA INDUSTRIAL ESTATE
GUINDY, CHENNAI-600 032.

24/1/18
BRANCH MANAGER
SIDCO
GUINDY, CHENNAI-32


INNER RING ROAD
Thiruvalluar Nagar Main Road
Channel
Hopeman II nd Street
Hopeman I st Street
Adaikan Street
Pitchan Street
5 th Street
4 th Street
3 Rd & 4 Th Street
Thiruvalluar Nagar I St Street
Railway Line
St.Thomas Mount Railway Station
Good Shed Road
Channel 3
Road
Lane
Street
T.S.G.O. Colony Street
Joshi Garden Cross St. 42
E1
E2
E3
E4
E5
E6
E7
E8
Authority Block

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.