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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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

30 DEC 2025

EG 205826

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / 33 / 2000
No. 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18
Phone: 9841640694

R5 Anandham projects LLP, Chennai

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s.R5 ANANDHAM PROJECTS LLP, Rep. herein by its Designated Partner Mr.ROCHAN RUNGTA** Promoter of the proposed project "**SANGAMAM**", Layout at Survey No. 235/1B Part & 235/6B Part of Sembakkam Village, Thiruporur Taluk, Chengelpattu District, Thiruporur Panchayat Union Limit.

I hereby submit that I have applied for registration with TNRERA in respect of the above-mentioned site address, pertaining to the plots purchased for sale from M/s. Akshaya Pvt. Ltd., duly registered vide Sale Deed No. 44/2026 dated 05/01/2026.

The said site has already been approved in the year 2023 vide Layout Approval No. 63/2023 dated 28/03/2023.

for R5 ANANDHAM PROJECTS LLP

Designated Partner

The total extent of the layout, measuring 5,723 sq.m., is derived from the earlier approved layout plan bearing Layout No. 17/2016. The said layout comprises portions of land in Survey Nos. 235/1B (Part) and 235/6B (Part), situated at Sembakkam Village, Thiruporur Taluk, Chengalpattu District, wherein certain extents were reserved for the owner's use

I hereby state and confirm that I have purchased only those plots comprised within the layout which were under the possession and ownership of the vendor. The remaining extent of land, including portions earmarked for roads, public purposes, and the TNEB plot, has already been duly conveyed and gifted in favour of the concerned authorities vide Gift Deed No. 6720/2023, dated 18/03/2023.

Total Extent Purchased as in "B" Schedule mentioned property is 44,885 Sq.ft. (4169.95 Sq.m.) vide Sale Deed - 44/2026, dated – 05/01/2026. Also have obtained the Patta for each Plot and the total extent of the Patta is 4157 Sq.m.

Area split-up :

Total Extent of the Layout (As per approved Drawing)	:	**5723.00**	**Sq.m.**
GIFTED AREA			
Gifted for Road Area	:	1492.64	Sq.m.
Gifted for Splay Area	:	6.75	Sq.m.
Gifted for TNEB Plot	:	26.61	Sq.m.
Gifted for Public Purpose Plot	:	27.50	Sq.m.
Total Gifted Area	:	**1553.50**	**Sq.m.**
NET PLOTTABLE AREA	:	**4169.50**	**Sq.m.**

I kindly request your good office to consider the above explanation and take necessary action. I further request that the TNRERA Certificate be issued at the earliest

for M/S ANANDHAM PROJECTS LLP

Designated Partner

YOURS TRUTHFULLY

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.