Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

EU 726606

PUJACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/87/92
Cell : 9283256363, 9080658607
Chennai.

23 FEB 2026

CASA GRANDE AXIOM PRIVATE LIMITED

Affidavit Cum Declaration

By

M/s. CASA GRANDE AXIOM PRIVATE LIMITED [PAN:AAGCC6446F], a private limited company incorporated under the provisions of the Companies Act, 2013, having its Registered Office at NPL Devi, 5th Floor, New No.111, Old No.59, L.B. Road, Thiruvanmiyur, Chennai – 600 041, duly represented by its Authorized Signatory **Mr. Surendar B** [Aadhaar No.7377 1629 5420], son of Mr. Rajagopal Bhaskar aged about 29 years, (by virtue of a Board Resolution dated 25.07.2024);hereinafter called and referred to as the **"DECLARANT /PROMOTOR" .**

for Casa Grande Axiom Private Limited

Authorized Signatory
Declarant/Promoter



தமிழ்நாடு तमिलनाडु TAMILNADU

23 FEB 2026

EU 726607

E. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256303, 9080658607
Chennai.

CASA GRANDE AXIOM PRIVATE LIMITED

TO AND IN FAVOUR OF

THE CHAIRPERSON, TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA), having its Registered Office at No.133, G-Block, 1st Avenue, Anna Nagar (East), Chennai – 600 102.

for Casa Grande Axiom Private Limited

Authorized Signatory
Declarant/Promoter

We, are the absolute owner and legally entitled developer/Promoter of the property totally measuring **6 Acre 29.5 cents** [i.e. **274212.68 Sq.Ft. or 25474.98 Sq.Mt.,] or thereabouts** comprised in the below mentioned Survey numbers, Situated at Thaiyur - B Village, Thiruporur Taluk, Chengalpattu District.

Sl. No	Survey Numbers as per document	Present subdivision Survey Nos. as per Patta	Extent in cents	Patta Number
1	1009/12A	-	4	8306
2	1009/12B	-	5	
3	1009/12C	1009/12C1	0.5	
		1009/12C3	1.23	7833
		1009/12C2	3.27	8307
4	1009/13A	1009/13A1	23	7832
		1009/13A2	3	8307
		1009/13A3	6	8306
5	1009/12D	-	10	7833
6	1009/12E	-	10	
7	1009/12F	-	10	
8	1009/13B	-	5	7871
9	1009/13C	-	17	7832
10	1009/14	-	34.5	7872
11	1010/2	-	22	
12	1009/17A	-	49	7831
13	1009/17B	-	20	
14	1010/3	-	28	
15	1010/1	-	47	7834
16	1011/1	-	49	7873
17	1011/2	-	32	
18	1011/3	-	46	
19	1439/2C	-	22	7835
20	1439/2D	-	23	
21	1439/3A Part,	1439/3A1	80	7982
22	1439/3B	-	79	7882
Total		-	**629.5 cents**	

for Casa Grande Axiom Private Limited

Authorized Signatory
Declarant/Promoter

1. That the Scheduled Property has been purchased through valid registered sale deed(s) and the title of the schedule property is clear, marketable and free from encumbrances.
2. That as per the revenue records including Patta, Chitta, Adangal, Field Measurement Book (FMB) and other relevant revenue documents issued by the competent Revenue Authorities in favor of Casa Grande Axiom Private Limited.
3. That the Scheduled Property is not classified as "Anadheenam Land/ Poramboke/Government land" in the revenue records or any other statutory records.
4. That the Schedule property is not covered under or any other Government land or Govt. project proposal.
5. That this declaration is made for the purpose of submission before the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** in connection with registration of the real estate project under the provisions of the Real Estate (Regulation and Development) Act, 2016.
6. The mentioned TNRERA/PBF/0075/2026 application is pending for the approval from your side, and the same declaration is given to proceed with the approval.
7. That the above statements of this affidavit are true and correct to the best of my knowledge, belief and information and nothing material has been concealed therefrom.

SCHEDULE OF PROPERTY

[Total Property]

All that piece and parcel of lands totally measuring an extent of **6 Acre 29.5 cents** [i.e. **274212.68 Sq.Ft. or 25474.98 Sq.Mt.,] or thereabouts** comprised in the below mentioned Survey numbers, Situated at Thaiyur - B Village, Thiruporur Taluk, Chengalpattu District.

Sl. No	Survey Numbers as per document	Present subdivision Survey Nos. as per Patta	Extent in cents	Patta Number
1	1009/12A		4	8306
2	1009/12B		5	
3	1009/12C	1009/12C1	0.5	
		1009/12C3	1.23	7833
		1009/12C2	3.27	8307
4	1009/13A	1009/13A1	23	7832
		1009/13A2	3	8307

for Casa Grande Axiom Private Limited

Authorized Signatory

Declarant/Promoter

		1009/13A3	6	8306
5	1009/12D		10	7833
6	1009/12E		10	
7	1009/12F		10	
8	1009/13B		5	7871
9	1009/13C		17	7832
10	1009/14		34.5	7872
11	1010/2		22	
12	1009/17A		49	7831
13	1009/17B		20	
14	1010/3		28	
15	1010/1		47	7834
16	1011/1		49	7873
17	1011/2		32	
18	1011/3		46	
19	1439/2C		22	7835
20	1439/2D		23	
21	1439/3A Part,	1439/3A1	80	7982
22	1439/3B		79	7882
Total			**629.5 cents**	

BOUNDED ON THE:

North by : Survey Nos. 1439/2B, 1439/1, 1005/2, 1009/1, 1009/11, 1009/15 and 1009/16.

South by : Survey Nos. 1442 & 1012.

East by : Survey Nos. 995/3B, 995/3C, 995/4, 995/5A, 1013/1B & 1012, and 10 Mt. Wide Exiting Road.

Date: 04.03.2026
Place: Chennai

for Casa Grande Axiom Private Limited

Authorized Signatory
Declarant/Promoter

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.