Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

- 6 DEC 2023 Kadambathur Properties LLP

CY 214759

D.GAJENDRAN
STAMP VENDOR
No.1090/24/LH(C)/2021
No.6, Mandaban Cross Street,
Kilpauk, Chennai - 600 010.

DECLARATION CUM INDEMNITY

Declaration cum Indemnity of M/s.Kadambathur Properties LLP, rep by its partner Ketan Chordia, Promoter of the proposed project, "Swarnabhoomi Phase 2" in S.Nos.145/1, 145/2A, 146/1, 146/2, 146/3, 149/1A, 149/2A, 149/3B1 of Pirayankuppam Village & S .Nos 107/2B, 108/5, 108/6, 109/2B, 109/3 of Palliaraikuppam Village, Kadambathur Panchayat Union, Tiruvallur Taluk, Tiruvallur District

We, M/s.Kadambathur Properties LLP, rep by its partner Ketan Chordia promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For KADAMBATHUR PROPERTIES LLP

Designated Partner

We state that the above said layout project comprised in survey numbers 145/1, 145/2A, 146/1, 146/2, 146/3, 149/1A, 149/2A, 149/3B1 of Pirayankuppam Village & S .Nos 107/2B, 108/5, 108/6, 109/2B, 109/3 of Palliaraikuppam Village, Kadambathur Panchayat Union, Tiruvallur Taluk, Tiruvallur District measuring an extent of 28,787 sq m is developed as per the layout plan issued by Directorate of Town And Country Planning Authority *vide* Planning Permission No. LP / DTCP No. 07/2026 dated 04.02.2026 and the No Objection Certificate issued by The District Collector, Tiruvallur vide letter number 44545/2023/number-2 dated 26.07.2024

We hereby solemnly affirm and undertake that the development work for the layout proposed in the above survey numbers mentioned above is under process as per the Directorate of Town And Country Planning Authority Planning Permission No. LP / DTCP No. 07/2026 dated 04.02.2026 and the No Objection Certificate issued by The District Collector, Tiruvallur vide letter number 44545/2023/number-2 dated 26.07.2024

As per the conditions mentioned in the approved plan, following works are pending and is under development

1. Construction of necessary storm water drain around the proposed land and the connection of the same to the local storm water drainage way.

The above development work is under progress and shall be completed on or before 31st October 2026. Therefore we request the authority to register the project as an ongoing project.

We have remitted a sum of Rs 10,00,000/- (Rs Ten Lakhs only) as the security deposit.

We hereby undertake and agree to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non-fulfillment of the conditions stipulated in aforesaid letter of The District Collector, Tiruvallur.

For KADAMBATHUR PROPERTIES LLP

Designated Partner

M/s Kadambathur Properties LLP
Deponents

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.