Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU M/s SAMY BUILDER PVT LTD CHENNAI - 600117 FG 672727

S. SARASWATHI
STAMP VENDOR
LC No: 9228/2/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176650088

08 SEP 2026

DEED OF UNDERTAKING CUM INDEMNITY

This deed of **UNDERTAKING CUM INDEMNITY** is executed at **CHENNAI** on this 08st day of Sep 2026, By:

M/s. SAMY BUILDERS Pvt Ltd. Rep By Its Managing Director Mr. S. PERIYASAMY (PAN:ABQCS4777C) (AADHAR NO:201353067359) S/o. Mr. Subramani, aged about 37 years, residing at No.51, Bajanai Kovil Street, Edaiyanthangal Gramam, Vangur-632501, hereinafter called the '**PROMOTER**' which expression shall, unless repugnant to the context or meaning there of "include its successors, legal heirs, and assigns of the **FIRST PART;**

R. JAYASHANKARAN, B.A.,B.L.
ADVOCATE & NOTARY
EGMORE COURT ADVOCATES ASSOCIATION
EGMORE, CHENNAI - 600 008

NOTARY R. JAYASHANKARAN CHENNAI TAMIL NADU REGD.No.7077 GOVERNMENT OF INDIA

For SAMY BUILDERS PRIVATE LIMITED

Director

IN FAVOUR OF:

The Tamil Nadu Real Estate Regulatory Authority (TNRERA), "RERA Tower" No. 133, G Block, 1st Avenue, Anna Nagar (East), Chennai-600102 (hereinafter referred to as the "Authority", which expression shall include its representatives and successors) of the SECOND PART;

WHEREAS:

The Promoter is developing a project named "GREEN VIEWS" located at At Plot No.1A, 1B, 2A, 2B & 2C, Anandammal Nagar, Perumbakkam, Chennai-600114, Comprised In S.No.17/4B, Of Perumbakkam Village, Sholinganallur taluk , Chennai District, Tamil Nadu. The promoter has obtained Planning approval from the CMDA vide reference No: CMDA/PP/NHRB/S/0746/2024 Dt. 26/03/2025 and also Building approval No. 04/25-26; 516/2025 Dt. 16/04/2024, The Authority has noted that the Project is located within the Zone of Influence of a Ramsar site.

NOW THIS UNDERTAKING CUM INDEMNITY WITNESSETH AS UNDER:

I hereby Promoter solemnly undertakes and agree to strictly abide by all orders, directions, and guidelines issued-or to be issued-by the Planning Authority, the Government of Tamil Nadu, the Union Government, and any Hon'ble Courts (Including the High Court and National Green Tribunal) concerning projects located in the influence zone of the Ramsar site.

I being the promoter of the aforesaid do here by the Promoter also agrees to indemnify and keep indemnified the TNRERA, its representatives, and all allottees of the said Project from and against Financial losses, damages, or compensations, Claims, demands, and costs, Legal actions, proceedings, and consequences due to concerning projects located in the influence zone of the Ramsar site.

I have issued and signed this deed of undertaking cum Indemnity on the 08st Day of Sep 2026 first mentioned above.

For SAMY BUILDERS PRIVATE LIMITED

Director

NOTARY
R. JAYASHANKARAN
CHENNAI
TAMIL NADU
REGD.No.7077
GOVERNMENT OF INDIA

SAMY BUILDERS
PRIVATE LIMITED

EXTRACTS OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SAMY BUILDERS PRIVATE LIMITED HELD ON 11TH JUNE 2026 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO.2 AND 3, KUMARAN, COLONY, JAMIN PALAVARAM, CHENNAI – 600 117.

"**RESOLVED THAT** Mr. S.Periyasamy **(DIN:11149032),** Director of the Company, be and is hereby authorized to represent and act on behalf of the Company in all matters relating to acquisition and development of lands, residential apartments, layouts, housing projects and other real estate developments.

RESOLVED FURTHER THAT Mr. S.Periyasamy **(DIN:11149032)** be and is hereby authorized to negotiate with landowners and obtain, accept and execute Powers of Attorney, Development Agreements, Joint Development Agreements, Memorandum of Understanding, Sale Agreements, Construction Agreements and such other documents as may be required from landowners for development of lands and residential apartment projects on behalf of the Company.

RESOLVED FURTHER THAT Mr. S.Periyasamy **(DIN:11149032)** be and is hereby authorized to sign, execute, present, register and admit execution of all deeds, agreements, declarations, affidavits, applications, undertakings and other documents before the Sub-Registrar, Registration Department, Revenue Authorities, CMDA/DTCP, Local Bodies, Municipal Authorities, Panchayats, Government Departments, Banks, Financial Institutions and all other statutory authorities.

SAMY BUILDERS
PRIVATE LIMITED

RESOLVED FURTHER THAT Mr. S.Periyasamy **(DIN:11149032)** be and is hereby authorized to do all such acts, deeds, matters and things as may be necessary, incidental or expedient for effectively carrying out the above purposes and to represent the Company before any authority, person or institution.

RESOLVED FURTHER THAT a certified copy of this resolution be provided to any authority, institution or person concerned under the signature of any Director of the Company."

// CERTIFIED TRUE COPY OF THE RESOLUTION//

For **SAMY BUILDERS PRIVATE LIMITED**

For SAMY BUILDERS PRIVATE LIMITED
Director

For SAMY BUILDERS PRIVATE LIMITED
Director

KAVIYARASU AMSAVENI
Director
DIN: **11149031**

SUBRAMANI PERIYASAMY
Director
DIN: **111490312**

Date: 11.06.2026

Place: Chennai

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.