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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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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 तमिलनाडु TAMILNADU

29 JAN 2026

Empire Esttates

EF 138676
K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No. 27, TNHB Shopping Complex
Thirumangalam, Chennai-600 101.

AFFIDAVIT FOR FULFILMENT OF WRD CONDITIONS

Affidavit of M/s Empire Esttates rep by is partner Mr.T. Karthik Prakash onbehalf of M/s F & K Associates LLP residing at No:30, Chokkammal Nagar, Poonamallee, Chennai. Promoters of the proposed project **"GARDENIA"** in S.No: 109/3A1, 3A2, 3B, 4B1, 5 & 6A of Sorancheri A Village, Poonamalle Taluk, Thiruvallur District, Tamilnadu State. Total Area of Layout: 2809 Sq.mt. vide CMDA Approval No. OL-PPD/LO/0206/2025 dated 01.12.2025. We hereby declare that all the conditions stipulated as per Letter No.DB/T5(3)/NOC.8235Sorancheri Village7755/2025/Dated:22.09.2025 by the Water Resources Department have been fully complied with during the development of the project without any violation. We further declare that, all the information provided here are true to our knowledge, if any hindrance arises. We are the liable for all future consequences.

Dated at Chennai on 17-Mar-2026

P.KARUPPIAH, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 78, Arya Nagar, Chennai - 600 050

Deponent

For EMPIRE ESTTATES

Partner

Date : 17.03.2026

From:

M/s Empire Esttates rep by its Partner Mr.T. Karthik Prakash on behalf of F & K Associates LLP
No. 30, Chokkammal Nagar,
Poonamallee, Chennai.
Mobile No: +91 8825471748
E-mail: empireesttates@gmail.com

To:

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.

Respected Sir/Madam,

Ref: File No: TNRERA/PLF/1406/2026

Dear Sir/Madam,

We wish to inform you that while submitting the online application for registration of our project, the project name was **inadvertently mentioned as "Empire Estates"**.

We hereby confirm that the **correct project name is "Gardenia"**, as correctly mentioned in all other related documents including **Form-B and Form-5** submitted.

We request your kind consideration to **record "Gardenia" as the official project name** for the purpose of RERA registration and related approvals.

Kindly, we request you to approve the project as soon as possible.

Thanking you,

Yours faithfully,

For EMPIRE ESTTATES

Partner

Date : 16.03.2026

From:

M/s Empire Esttates rep by its Partner Mr.T. Karthik Prakash on behalf of F & K Associates LLP
No. 30, Chokkammal Nagar,
Poonamallee, Chennai.
Mobile No: +91 8825471748
E-mail: empireesttates@gmail.com

To:

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.

Respected Sir/Madam,

Ref: File No: TNRERA/PLF/1406/2026
Clarification for Point No. 2 (Received on 13.03.2026)

Dear Sir/Madam,

We inform you that we submitted the online application for TNRERA registration of our project and received particulars on 13.03.2026. The clarification sought under Point No. 2 mentioned that Approved letter from the Commissioner, Poonamallee Panchayat union and the President, Sorencheri Panchayat to be merged and Uploaded.

We hereby confirm that the Special Officer of sorencheri panchayat and Block Development Officer of the Poonamallee Panchayat Union at Tiruvallur, are currently authorized to e-sign and approve the layout on behalf of local president, he signed as a special officer. Hence, there is no separate approval letter available for uploading. We herewith attached all Payment Receipts and Local body letter with these particulars.

We kindly request you to consider the above explanation and approve the project as soon as possible.

Thanking you,

Yours faithfully,

For EMPIRE ESTTATES

Partner

Layout Application - Final Approval Letter

Roc No: 03/2025 **Date:** 2/12/26 12:18 PM

From:

Sorancheri village
Sorancheri
Poonamallee

To :

M/s.Empire Estates,GPA on behalf of M/s.F & K Associates LLP,
No:30,Chokkammal Nagar,
Sennerkuppam,Poonamallee Post,
Chennai-600056 .

Online Application Number: CMDA/PP/LAYOUT-1/0191/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No: 109/3A1, 109/3A2,109/3B,109/4B1,109/5 & 109/6A of Sorancheri - A Village and Sorancheri Panchayat, poonamallee Taluk, Tiruvallur District– Approved – Reg.

Ref :

1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No: CMDA/PP/LAYOUT-1/0191/2025
2.)CMDA Planninng Permission No: OL-PPD/LO/0206/2025
3.)CMDA Permit No :OL-02386, Dated: 01/12/2025
4.)Roc No:03/2025-26 , Dated :19.12.2025
5.)Gift Deed No :17252/2025 , Dated :19.11.2025
6.)Demand Payment Request Letter date – 18/12/2025
7.)Payment Confirmation by Applicant : M/s.Empire Estates,GPA on behalf of M/s.F & K Associates LLP, Date: 19/12/2025

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in S.No: S.No: 109/3A1, 109/3A2,109/3B,109/4B1,109/5 & 109/6A of Sorancheri - A Village and Sorancheri Panchayat ,poonamallee Taluk , Tiruvallur district , Covering a total extend of 2809 sq.m (0.69 acre), Comprising of 23 plot.The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the sorancheri Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No.17252/2025.

Accordingly the sorancheri Panchayat grants Final Approval for this Layout.

CONDITIONS

1.The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.

2.The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.

3.If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.

4.If the central and state audit finds any default in the fees payable for the issuance of Layout permission, the applicant have to pay it immediately.

5.The Special Officer / Block Development Officer Sorancheri -A Village and Sorancheri Panchayat reserves the full authority to cancel the permit at any time without prior notice, if found the infrastructure facilities such as road, Drain, individual water tap connection and street lights, etc, not done by developer concerned.



Signature valid

Signed by: Village Panchayat President
Location: Tiruvallur
Date:2026.02.12 12:18:23

Rural Development Panchayat
CMDA Region

Payment Receipt

Date : 19/12/2025

Applicant Name : Empire Esttates

Application No : CMDA/PP/LAYOUT-1/0191/2025

Fees Type : **Demand Fees**

Receipt Number : 2025121949308

Transaction ID : 11000341012041

Purpose

S.No	Description	Amount
1	Layout Approval Fees	94240.00
2	Layout Inspection Fees	5000.00

Total Amount : 99240

Amount In Words : Rupees Ninety Nine Thousand Two Hundred Forty Only

With Regards,
CMDA-RDPR

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 16/12/2025

Applicant Name : Empire Esttates

Application No : CMDA/PP/LAYOUT-1/0191/2025

Fees Type : **Estimation Fees**

Receipt Number : 2025121649308

Transaction ID : 11000340677810

Purpose

Purpose

S.No	Description	Amount
1	**Estimation Fees**	23000

Amount In Words : Rupees Twenty Three Thousand Only

With Regards,
DTCP

ந.கஎண்:4058/2025/A3

பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்
நாள் : 11.12.2025

கடிதகுறிப்பு

பொருள்: மனைபிரிவு ஒப்புதல் (New Layout) - பூவிருந்தவல்லி ஊராட்சி ஒன்றியம், சோராஞ்சேரி ஊராட்சி - சோராஞ்சேரி-அ கிராமம் ச.எண்:109/3A1, 109/3A2, 109/3B,109/4B1,109/5 & 109/6A -ல் மனைபிரிவு அமைத்தல் - அனுமதி கட்டணம் செலுத்த கோருதல் தொடர்பாக.

பார்வை : The Member Secretary CMDA, Chennai Ltr No: Layout – 1/0191/2025 Dt:01.12.2025

--*-*-*-*-*

பார்வையில் காணும் உறுப்பினர்-செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், அவர்களின் கடித்தின்படி பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் சோராஞ்சேரி ஊராட்சி, சோராஞ்சேரி -அ கிராமம், ச.எண்: 109/3A1,109/3A2,109/3B,109/4B1,109/5 & 109/6A -ல் மனைபிரிவு அமைக்க கீழ்கண்டவாறு கட்டணம் செலுத்த தெரிவிக்கப்படுகிறது.

S.No	Amount Details	Account Details	Amount
1	Commissioner Panchayat Union	E- Challan **Total No. Of Plot-23**	23000
2	Armed Forces Fund, Flag Day, Tiruvallur	Online Payment (Flag Day) www.https://flagday.tn.gov.in	11500
	Total		**34500**

ஆணையர், 11/12/25
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

11.12.2025

பெறுநர்:-
M/s.Empire Estates GPA on behalf of
M/s.F & K Associates LLP,
Door No:30,Chokkammal Nagar,
Sennerkuppam,Poonamallee Post,
Chennai-600056 .

Government of Tamil Nadu

E-Challan

Payable at - ST POONAMALLEE

Remitter Copy

Challan Number	20251211067951	**Challan Date**	11-Dec-2025	**Payment Date**	
Remitter Type	DDO	**Remitter Code**	18070056	**Remitter Name**	EMPIRE ESTATES GPA OF FK
Mobile No.	7402902593	**Aadhaar No.**		**Remitter Address**	soranchery -A
Department	06601-PUBLIC ACCOUNTS	**District**	THIRUVALLUR	**DDO Code**	18070056
DDO / Office Name	BDO (BP) Poonamallee, Tiruvallur	**Department Transaction ID**		**Office Name**	

Service Type	Acct Code	PD Number	Amount	Reference No.	Remark
PD Number	833800104AM80101	PD202104113300	23000	RC NO.4058/2025/A3	PANCHAYAT UNION FEES

Payment Mode	Offline	**Payment Type**	Cash	**Payment Status**	Pending
Challan Amount (Rs.)	23,000			**Bank Name**	Indian Bank - V COLLECT
Amount (in words)	Twenty Three Thousand Rupees only.			**Bank ref no.**	IFHRMS20251211067951

Remitter Signature

For Bank Use

Bank Branch Stamp and Signature of Cashier

INDIAN BANK
POONAMALLEE BRANCH
12 DEC 2025
CASH RECEIVED

Manager/Accountant

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Ref No. 2025/12/047906046

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

Verified RealEstate
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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.