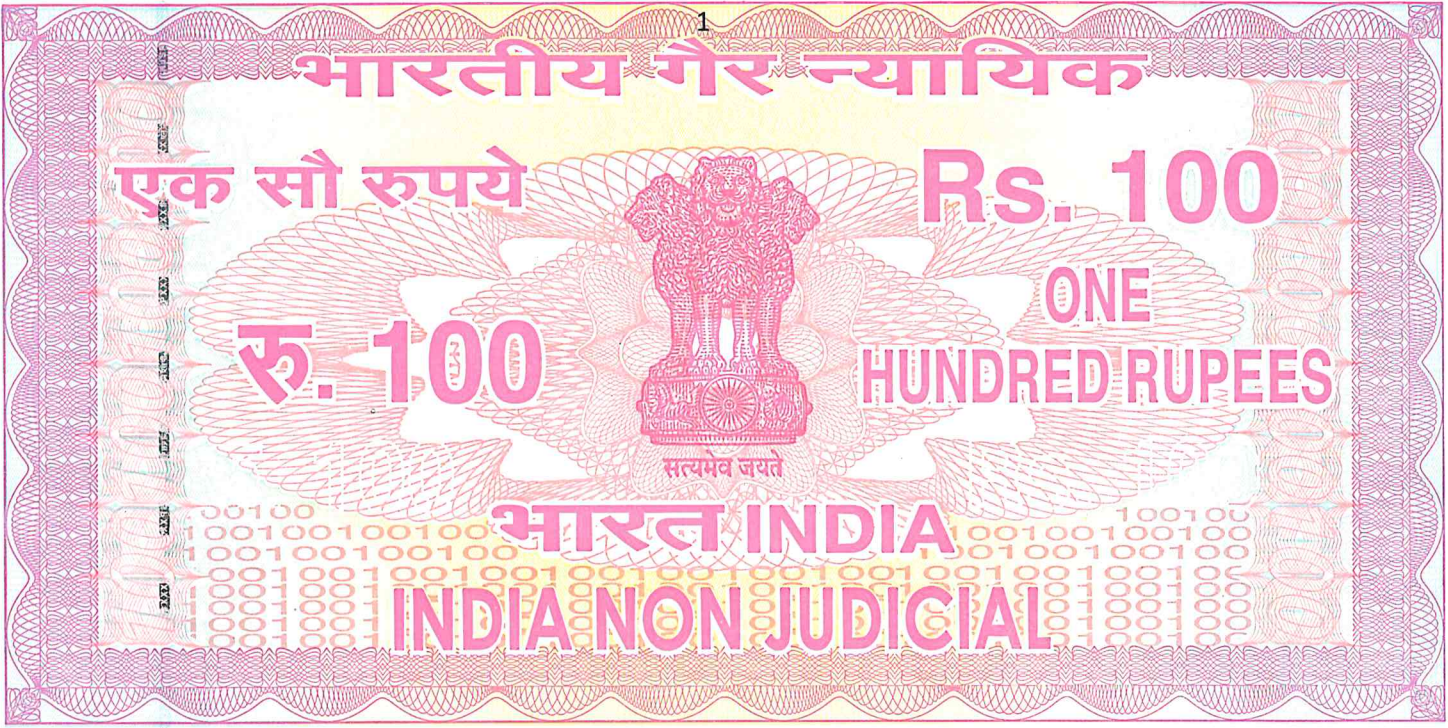


RERA Document

The document as the regulator published it, reproduced in full behind this page.

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



தமிழ்நாடு தமில்நாடு TAMILNADU

3.08.2026

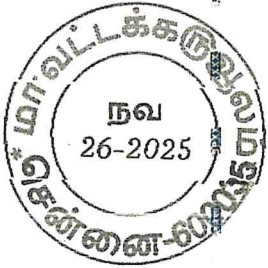
M/s. Maan Sarovar Foundation

CH-79

FD 047558

G. Jeyaraj
ஜி. ஜெயராஜ்

செத்திகரத்தாள் வீடுபாளையம்
உரிமம் எண். 27/1344/2023
மே. சே. துரை. சென்னை - 600 079



AFFIDAVIT

Affidavit cum Declaration of **M/s.MAANSAROVAR FOUNDATION** represented by its Partner **Mr.M.PADAM KANKARIA** s/o Late Mr.S.Mahaveer Chand, office at No.46, Erullappan Street, Sowcarpet, Chennai - 600 079.

Hereunder the proposed project named "GP HOMES - CRESSIDA PARK" the property comprised in Survey no's.570/2, 570/4, 571/2, 571/3A, 571/3B, 571/3C1, 571/3C2, 571/3C3, 571/4A, 571/4C, 571/5, Annambedu village (As per Revenue Thiruninravur - B village), Avadi Taluk, Thiruvallur District.

We hereby undertake as follows:-

1. We have shifted the LT line through the road access for in approved layout.
2. The site on West, North and East side of road access of the site there is 1.5M No Development Area covered by a Channel area (As per Revenue the Sur.no.570/1 on Western side, 571/1 on Northern side and 570/5 on Eastern side in Odai). So we have built a compound wall for safety purpose since water gets into the layout during the rainy season causing difficulty. Hence, considering the safety precautions the public may not use this Road Connectivity.
3. The OHT (Overhead Tank) details were not mentioned in the layout approval conditions issued by CMDA and the Local Body. Therefore, the provision of an OHT is not applicable to our site.

Solemnly affirm and signed at Chennai,
on 3 day of August 2026

For MAANSAROVAR FOUNDATION
M. Padam Kankaria
PARTNER

DEPONENT

OWNERSHIP FLOWCHART - ANNAMEDU VILLAGE																				
Sl. No.	Survey No. as per approved plan	Title Deed					Patta						GPA						TOTAL EXTENT	
		Doc No. & Date	Owner	Survey No.	Extent in	Extent in	Patta No.	Owner	Survey No.	Extent in HEC - ARES	Extent in Sq.m		Doc No. & Date	Executed	Infavour of	Survey No.	Extent in	Extent in sq.m	TOTAL EXTENT IN CENTS	TOTAL EXTENT (SQ.MTR)
					Cents	(Sq.m)								by			Cents			
1	570/2	17454/2023 (8.11.2023), 2880/2024, 2882/2024, 2883/2024 (28.2.2024)	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	570/2	74	2994.67	8412	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	570/2	30	3000							74	2994.67	
2	570/4		M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	570/4	137	5544.19	8412	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	570/4	55.5	5550							137	5544.19	
3	571/2		M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/2	71	2873.26	8412	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/2	28.5	2850							71	2873.26	
4	571/3A		M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3A	39	1578.27	8412	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3A	16	1600							39	1578.27	
5	571/4A		M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/4A	73	2954.20	8412	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/4A	29.5	2950							73	2954.20	
6	571/5		M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/5	53	2144.83	8412	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/5	21.5	2150							53	2144.83	
7	571/3B	17407/2025 21-11-2025	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3B	39	1618.74	8892	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3B	16	1600							39	1618.74	
8	571/3C1	17407/2025 21-11-2025	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3C1	15	607.02	8892	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3C1	6	600							15	607.02	
9	571/3C2	17407/2025 21-11-2025	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3C2	23	930.77	8892	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3C2	9.5	950							23	930.77	
10	571/3C3	17407/2025 21-11-2025	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3C3	7.5	303.51	8892	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/3C3	3	300							7.5	303.51	
11	571/4C	17407/2025 21-11-2025	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/4C	36	1416.39	8892	M/s.MAANSAROVAR FOUNDATION rep. By its partner M.Padam Kankaria	571/4C	14.5	1450							36	1416.39	
TOTAL EXTENT																		567.50	22965.85	

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](#)



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



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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+91 9996 12 9996

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.

