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RE REGULATORY RECORD

RERA Document

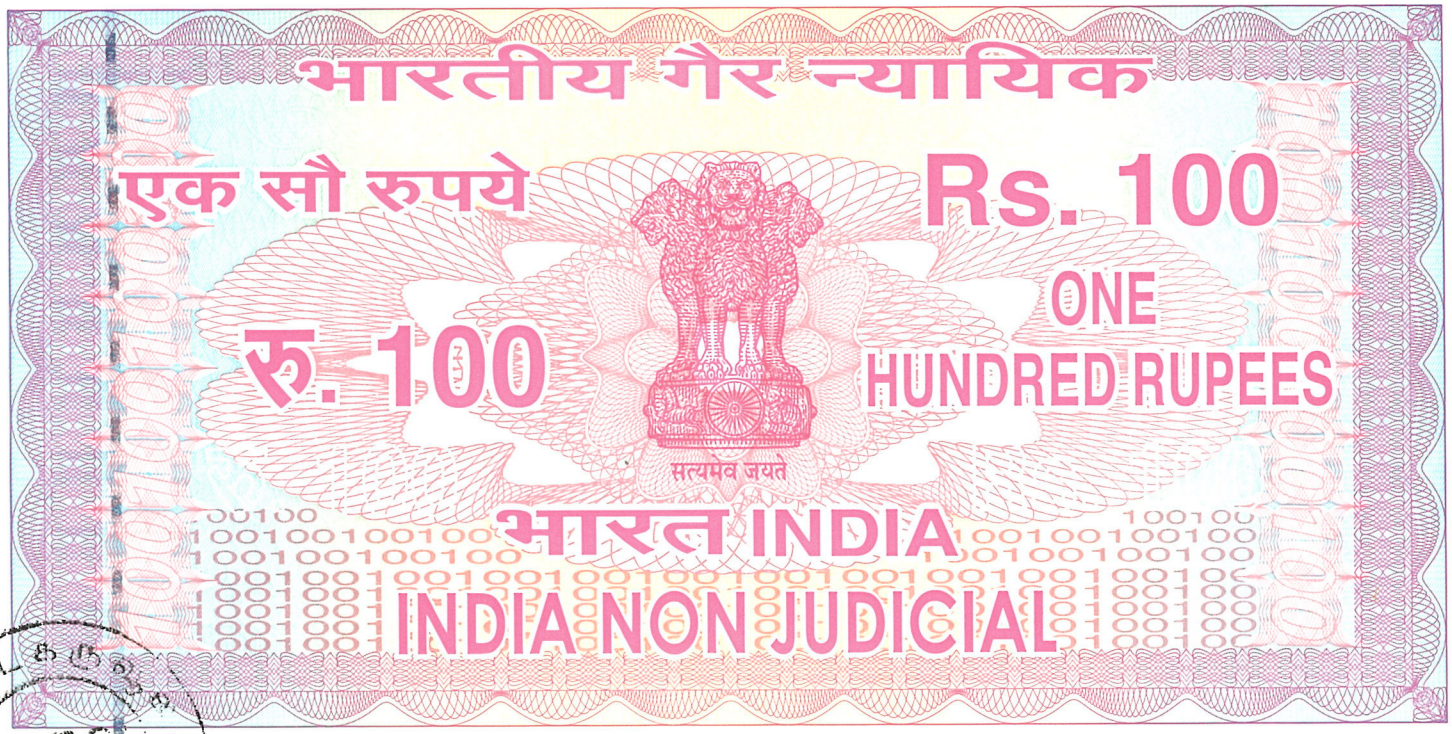
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

FH 442875

27 JUL 2026 M/S. DAC Developers pvt Ltd.

A. POONGAVANAM (S.V
15191 / B / 84-1/ dt. 9-4-85
TAMBARAM, CHENNAI - 45
Phone : 22263213

Affidavit

We, **M/s. DAC DEVELOPERS PRIVATE LIMITED**, represented by its Director, **Mrs. S. DURGA**, being the Promoter of the proposed project, and **Mrs. Gowri Kumarasekaran**, being the land owner of the proposed project namely **"BALMANDAISA BY DAC"**, situated at **S. Nos. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B of Kattupakkam Village, Poonamallee Taluk, Thiruvallur District, within the limits of Poonamallee Municipality**, bearing **RERA Application No. TNRERA/APPL/PBF/0480/2026 dated 13.08.2026**, do hereby solemnly affirm and state as follows:

1. **As per the Patta records,** the total extent of the subject land is **6,449 Sq. Meters**.
2. **As per the registered title documents,** the total extent of the subject land is **6,482.22 Sq. Meters**.
3. There is a difference of **33.22 Sq. Meters** between the extent of the land as reflected in the Patta records and the extent mentioned in the registered title documents.
4. We hereby undertake that the **registration of the flats/units in the aforesaid project shall be carried out only with respect to the lesser extent of 6,449 Sq. Meters**, as reflected in the Patta records.

For DAC DEVELOPERS PRIVATE LIMITED

Director

5. We further state that the **carpet area statement has been furnished and the project approval has been obtained based on the lesser extent of 6,449 Sq. Meters**.

S. No.	Survey No.	Extent as per Patta in Sq.M	Extent as per Document in Sq.M
1	252/1A1B	5050	5018.06
2	252/1A2	450	468.23
5	252/1B	200	245.26
3	252/1A1C	189	189.37
4	252/1A1D	412	
6	239/6	148	561.30
	TOTAL	**6449**	**6482.22**

6. We further undertake that, in the event of any dispute, claim, objection, or discrepancy arising in future in respect of the aforesaid land extent, **the Promoter and/or the Land Owner, as applicable, shall be solely responsible for resolving the same at their own cost, risk, and responsibility**, and no liability in this regard shall be attributable to the concerned authority or the purchasers/allottees of the project.

7. We affirm that the statements made hereinabove are true and correct to the best of our knowledge, information, and belief, and this Affidavit is executed in good faith for submission before the **concerned authority** in connection with the aforesaid RERA application.

Date: 03.09.2026

Thanking you

For DAC DEVELOPERS PRIVATE LIMITED

Director

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.