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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

அனுப்புநர்:
கோ.மகேஷ்பாபு,
ஆணையர்,
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

பெறுநர்:
M/s. Magizh Estates Pvt. Ltd
Rep by Tmt. Anusha Raghavan,
GPA on behalf of Suba Sundar & 8 Others,
Plot No.5, Ground Floor, Maxworth
Nagar, Ph –II, Kolapakkam,
Chennai – 600128.

ந.க.எண்:979/2026/அ3 **நாள்: 9.04.2026**

பொருள்: பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் - **கண்ணப்பாளையம்** ஊராட்சி - சர்வே எண்.**62/3A1B, 62/3A2A, 62/3A2B, 62/5B, 63/1B1, 63/1B2, 64/1, 64/2, 64/3 & 64/4**-ல் அமைந்துள்ள மனைப்பிரிவிற்கு நிறைவு சான்றிதழ் வழங்குதல் - தொடர்பாக.

பார்வை:
1. M/s. Magizh Estates Pvt. Ltd Rep by Tmt. Anusha Raghavan, GPA on behalf of Suba Sundar & 8 Others,Plot No.5, Ground Floor, Maxworth Nagar, Ph –II, Kolapakkam, Chennai – 600128. இவ்வலுவலக கடிதத்தின் ந.க.எண்.979/2026/அ3, நாள்.29.03.2026.

2. தலைமை பொறியாளர், நீர்வளத்துறை, சென்னை வட்டம், சேப்பாக்கம், சென்னை - 600005. அவர்களின் கடித எண். DB/T5(3)/F.Noc. 0652Kannapalayamvillage 1287 /2025, நாள்.04.03.2025.

*_*_*_*_*

பார்வை1-ல் காணும் கடிதத்தின்படி, பூவிருந்தவல்லி ஊராட்சி ஒன்றியம், **கண்ணப்பாளையம்** ஊராட்சி - சர்வே எண்.**62/3A1B, 62/3A2A, 62/3A2B, 62/5B, 63/1B1, 63/1B2, 64/1, 64/2, 64/3 & 64/4**-ல் அமைந்துள்ள மனைப்பிரிவிற்கு நிறைவு சான்றிதழ் வேண்டி விண்ணப்பம் வரப்பெற்றுள்ளது. இதனைத் தொடர்ந்து களஆய்வு செய்ததன் அடிப்படையில் மேற்கண்ட மனைப்பிரிவிற்கான அடிப்படை வசதிகள் மற்றும் பார்வை 2-ல் காணும் நீர்வளத்துறை தொடர்பான பணிகளும் முடிவு பெற்றுள்ளதைத் தொடர்ந்து பணி நிறைவு பெற்றதென இதன் மூலம் சான்றளிக்கப்படுகிறது.

ஆணையர்
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

9.4.2026.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 25 MAR 2026 FC 458143

MAGIZH ESTATES PRIVATE LIMITED

N.S. VISWANATHAN
STAMP VENDOR
L. No. 12/44/ஆ/96-30-97;
5/14A, Arcot Road, Porur,
Chennai - 116. Cell : 94443 00808

INDEMNITY BOND

This indemnity Bond is executed on this 13th day of April, 2026.

BY

We **I.Mrs.R.ANUSHA** (Aadhar No.9461 7523 5673), wife of Mr.S.Mukundan, aged about 36 years residing at XS Real "LA CELESTE Apartments, P3, Britanny C3E. Rajarajeshwari Nagar, Madanandapuram, Porur. Chennai-600116,

II.Mr.S.SUNDARAMOORTHI (Aadhaar No.841201395060) son of Mr.D. Shanmugam, aged about 61 years residing at No.XS Real "LA CELESTE Apartments, P3, Britanny C3E, Rajarajeshwari Nagar, Madanandapuram, Porur, Chennai-600116,

For MAGIZH ESTATES PRIVATE LIMITED

Director

III.Mrs.SUBASUNDAR (Aadhaar No.682660695342) wife of Mr.S.Sundaramoorthi, aged about 61 years residing at No.XS Real "LA CELESTE Apartments, P3, Britanny C3E, Rajarajeshwari Nagar, Madanandapuram, Porur, Chennai-600116,

IV.Mrs.SHARMILA SUDHAKAR (Aadhaar No.543883026282) wife of Mr.M.Sudhakar, aged about 45 years residing at No.S-1, Symphony Flats, Plot No.27, Hindu Colony II Main Road, Puzhuthivakkam, Chennai-600091,

V.Mr.K.M.SUGUMAR (Aadhaar No.546105835256) son Mr.K.Masilamani, aged about 63 years residing at Old Door No.9. New Door No.17, Sundaram Street, 4th Lane, Sowcarpet, Chennai-600079,

VI.Mr.THIYAGARAJAN (Aadhaar No.356551611206) son of Mr.S.L.Gangadharan, aged about 60 years residing at No.20, Jayaram Chetty Street, Saidapet,, Chennai-600015,

VII.Mrs.T.PADMAVATHI (Aadhaar No.502172792800) wife of Mr.Raveendran and daughter of Mr.T.P.Thirupathi, aged about 56 years residing at No.F-1, Kalyani Castle Vijay Devi Bhavanam Barathiyar, 1 Street, Pazhavanthangal, Chennai-600114,

VIII.Mr.S.MURALIDHARAN (Aadhaar No.489213342965) son of Mr.Sedhumadavan, aged about 57 years residing at No.13, Flat No.A, VJ Brindhavan, Azhagar Salai, 3rd Street, Thiruchendur Nagar, Pallavaram, Chennai-600117, (Deponent I to VIII herein represented by their sale power agent)

1.M/s.MAGIZH ESTATES PRIVATE LIMITED, having its registered office at Plot No.5, Ground Floor, Maxworth Nagar Phase II, Kolapakkam, Chennai 600128, represented by its authorised signatory Mr.MUKUNDAN SUNDARAMOORTHI (Aadhaar No.260892588757) aged 36 Years, son of Mr.S.Sundaramoorthi duly authorised vide Board Resolution dated 26.11.2025 (appointed under the General Power of Attorney vide document. Nos. 18520/2023, 3602/2024 registered at SRO, Kundrathur) and

For MAGIZH ESTATES PRIVATE LIMITED

Director

2.Mrs.A.BHAVANI (Aadhaar No 218768659645) wife of late Mr.Ashok Kumar, aged about 47 years residing at No.6, Pakkiya Lakshmi Street, Bharath Nagar, Moovarasampattu, Madipakkam, Chennai.

IN FAVOUR OF

The Chairperson, Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.133, G-Block, 1st Avenue, Anna Nagar East, Chennai- 600102.

WHERAS: The Promoter has obtained layout approval for the Survey Nos. 62/3A1B, 62/3A2A, 62/3A2B, 62/5B, 63/1B1, 63/1B2, 64/1, 64/2, 64/3 & 64/4 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit, Tamilnadu State. Approved by CMDA vide .OL-P.P.D/L.O.No.0216/2025 dated 11.12.2025 and the Approved Layout Extent-2.11Acres and submitted to TNRERA under file number TNRERA/PLF/2067/2026 dated 17.03.2026 project named **"MAGIZH AVENUE"**

NOW THIS BOND WITNESSETH AS FOLLOWS:

WRD NOC Letter No.DB/T5(3)/F.NOC 0652Kannapalayam Village1287/2025/Dated04.03.2025.

The applicant confirms that conditions stipulated by the WRD for the proposed layout has been complied. Compliance was verified through inspection, and certification was issued by the Commissioner, Poonamallee Panchayat Union, vide Letter No. Na.Ka.No.979/2026/A3 dated 09.04.2026.

We hereby undertake and agree to indemnify future potential allottees in this project against any losses, damages, claims, demands, costs, expenses, actions, proceedings and other consequences that may arise due to non-fulfillment of conditions mentioned in the aforesaid letter of WRD.

For MAGIZH ESTATES PRIVATE LIMITED

Director

1.

2. P. Bavani

Solemnly affirm and signed
At Chennai Date: 13.04.2026.

DEPONENT

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.