Verified RealEstate™

RE REGULATORY RECORD

RERA Document

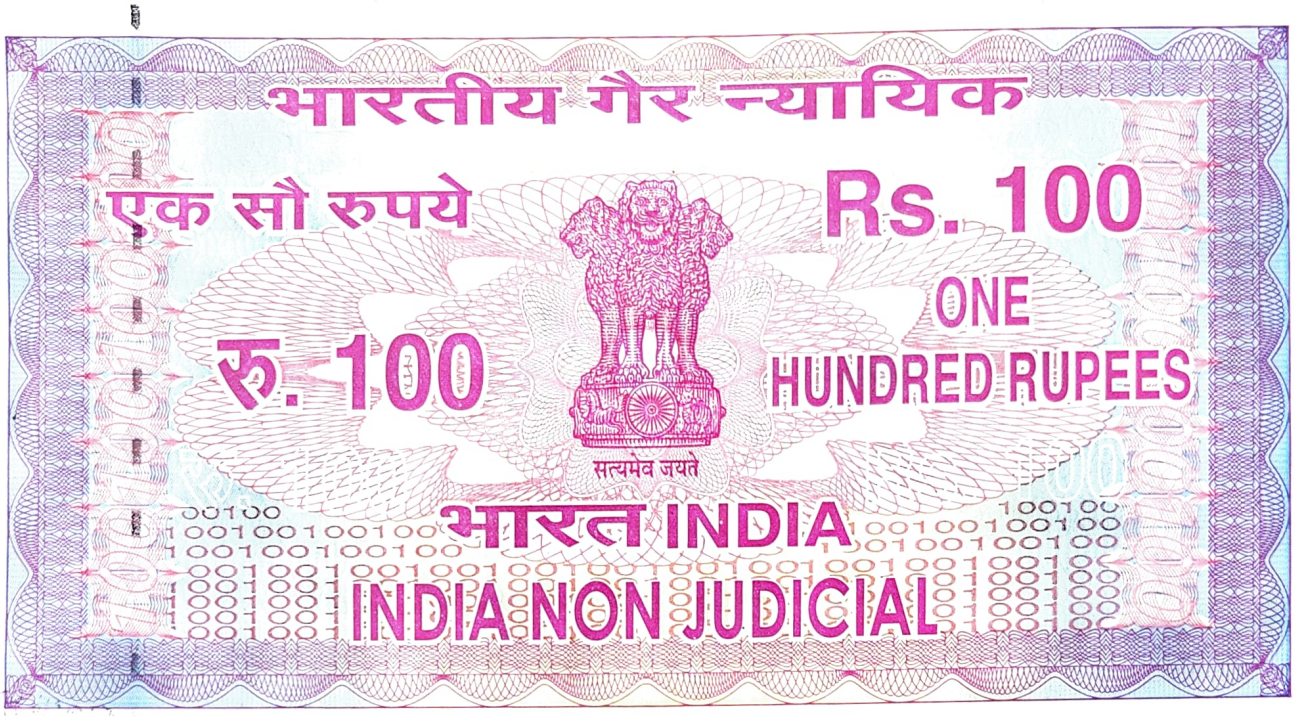
The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

Venkatesan P
Chennai

27032
22/12/15

BE 358009

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
PHONE: 9445114347

AFFIDAVIT CUM DECLARATION

I, **Venkatesan P** [Aadhaar No. 4226 8392 1570] S/o Pannerselvam, aged 28 years, residing at No. 7, Gandhi Street, Haridaspuram, Hasthinapuram, Chennai – 600 064, being the Promoter of the project namely Bala Garden, situated at bearing Survey Nos. S.NOS. 29/1, 29/2, 33/1, 33/2, 34/1A, 34/1B, 34/1C, 34/1D, 34/2A, 34/2B, 35, 36/1, 36/2A1, 36/2B1, 37, 38/1A1A, 38/1A1B, 38/2, 39/1, 39/2, 39/3, 374/1 AND 374/2 AT VILLIAMBAKKAM VILLAGE, do hereby solemnly affirm and state as follows:

1. I submit that the Authority has instructed me to clarify whether the conditions imposed by the **Water Resources Department (WRD)** and the District Collector, Chengalpattu have been complied with.

P. D.

2. I hereby declare that all the conditions laid down in the No Objection Certificate (NOC) issued by the District Collector, Chengalpattu shall be fully complied with in letter and spirit.
3. I further declare that all stipulations and conditions imposed by the Water Resources Department (WRD) in respect of the above-mentioned project shall be duly complied with.
4. I undertake to construct a proper catchment drain all around the layout and ensure that the same is effectively connected and delivered to the roadside drain, as directed by the Authority and in accordance with the applicable rules and regulations.
5. I hereby affirm that this declaration is made for submission before the Authority, and I shall be fully responsible for the truthfulness of the statements made herein. In case of any deviation or non-compliance, I shall be liable for appropriate action under the applicable laws.

Solemnly affirmed at Chennai on this 23rd day of February 2026.

Signature of the Deponent



Name: Venkatesan P

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.