Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
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 18 MAR 2026

ES 455262

R.VIJAY KANNAN

K. DHINESH BABU
STAMP VENDOR
License No: 23/CH (S) 2010 dt. 28.02.2011
Sholinganallur, Chennai-600 119
Cell: 9841417992

DEED OF UNDERTAKING CUM INDEMNITY

This deed of UNDERTAKING CUM INDEMNITY is executed at CHENNAI on this 19th day of march, 2026.

BY:

M/s.VJR BUILDERS Represented by its Proprietor Mr. R.VIJAY KANNAN, residing at 13/7, 92nd street, 18th Avenue, Ashok Nagar, Chennai – 600083, hereinafter referred to as the "Promoter", which expression shall, unless repugnant to the context or meaning thereof, include its successors, legal heirs, and assigns of the FIRST PART;

IN FAVOUR OF:

The Tamil Nadu Real Estate Regulatory Authority (TNRERA), having its office at Door No. 1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai – 600008 (hereinafter referred to as the "Authority", which expression shall include its representatives and successors) of the SECOND PART.

For VJR BUILDERS

R.Vijay.

Proprietor

WHEREAS:

The Promoter is developing a real estate project named "RISHAB APARTMENTS" located at Plot No:104,110 PART, 111 PART,112, Survey No:680/1B1A2 & 680/1B2A1A2, EXTN, MANIMEGALAI NAGAR 1st STREET,MANI MEGALAI NAGARN ,KARAPAKKAM, Pallikarani.The Authority has noted that the Project is located within the Zone of Influence of a Ramsar site. The Authority has directed the Promoter to furnish an undertaking-cum-indemnity.

NOW THIS UNDERTAKING CUM INDEMNITY WITNESSETH AS UNDER:

I hereby Promoter solemnly undertakes and agrees to strictly abide by all orders, directions, and guidelines issued—or to be issued—by the Planning Authority, the Government of Tamil Nadu, the Union Government, and any Hon'ble Courts (including the High Court and National Green Tribunal) concerning projects located in the influence zone of the Ramsar site.

I hereby Promoter agrees to indemnify and keep indemnified the TNRERA, its representatives, and all allottees of the said Project from and against Financial losses, damages, or compensations, Claims, demands, and costs,Legal actions, proceedings, and consequences due to concerning projects located in the influence zone of the Ramsar site by the Promoter.

I hereby Promoter has issued and signed this deed of undertaking cum Indemnity on the 19th , March, and 2026 first mentioned above.

DEPONENT / PROMOTER

For VJR BUILDERS

R. Vijay.

Proprietor

Name: R VIJAY KANNAN

Designation: PROPRIETOR

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.