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

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

DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலநாடு TAMILNADU

ED 840658

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / ஆ / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026

22.9.2025
M/s. SMK Enterprises
cmm llb

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **1)M/s.SMK ENTERPRISES,** represented by its partner **M.RAJKUMAR JAIN**, registered office at No.99, Mount Poonamallee Trunk Road, Porur, Madhuravoyal, Chennai – 600 116 and **2)M/s.SMK ENTERPRISES,** represented by its partner **M.RAJKUMAR JAIN**, represented as Power Agent of their Principal namely **M/s.MAANSAROVAR FOUNDATION** represented by its partner **M.NARESH KANKARIYA**, registered office at Old Door No.46, New Door No.35, Erullappan Street, Sowcarpet, Chennai – 600 079, (as Power of Attorney dated 11.9.2024 vide Doc.no.5959/2024 SRO Poonamallee)

For MAANSAROVAR FOUNDATION
M. Naresh Kankariya
PARTNER

For SMK ENTERPRISES
M. Rajkumar Jain
Partner

Hereunder the proposed project named **"SMK – SIP ROMERA PHASE - I"** the property comprised in Sur.no.502/2, 508/1A, 508/3 of Thirunindravur village and Sur.no.84/1part, 84/2part, 84/3part, 85/1part, 85/2part, 85/4part, 99/1part, 99/3part, 101/1part, 101/2part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel village, Avadi Taluk, Tiruvallur District.

We assure that the channel sur.no.104 passes through the out of the site boundary. We obtained the culvert permission only for approach Road. For this survey number, we constructed the culvert. Since the PWD/WRD channel does not pass through the site, the retaining wall is not necessary. Channels only pass through neighboring lands. So that we can't develop it alone, we can only do it joint with neighboring landowners.

For MAANSAROVAR FOUNDATION

PARTNER

For SMK ENTERPRISES

Partner

Solemnly affirm and signed at Chennai,
on 22 day of September 2025

DEPONENT


GPS Map Camera
Rajankuppam, Tamil Nadu, India
32vp+mj, Rajankuppam, Tamil Nadu 602024, India
Lat 13.09475° Long 80.037904°
20/09/2025 10:13 AM GMT +05:30
Google


GPS Map Camera
Rajankuppam, Tamil Nadu, India
32vp+mj, Rajankuppam, Tamil Nadu 602024, India
Lat 13.094745° Long 80.037723°
20/09/2025 10:16 AM GMT +05:30
Google


GPS Map Camera
Rajankuppam, Tamil Nadu, India
32vp+mj, Rajankuppam, Tamil Nadu 602024, India
Lat 13.094606° Long 80.037796°
19/09/2025 04:12 PM GMT +05:30
Google

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.