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
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DIGITALLY VERIFIED RECORD

DECLARATION

From,

DAGA DEVELOPERS
Door No.76, 2nd Floor,
Thirumanjana Gopuram Street,
Tiruvannamalai – 606 601.

To,

Tamil Nadu Real Estate Regulatory Authority
No.1A, 1st Floor, CMDA Tower II,
Gandhi Inwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

I, Mr.A.KAMALCHAND, authorised signatory as a partner of **DAGA DEVELOPERS (PAN NO. AAIFD7723R),** a registered Partnership Firm vide **Reg.No.78/2014,** having its registered office at Door No.76, 2nd Floor, Thirumanjana Gopuram Street, Tiruvannamalai – 606 601, do hereby solemnly affirm and declare as under:

1. That the Company is the absolute owner and promoter of the residential layout project named **"VISHAL GARDEN"** situated at **Olaipadi Village, Kilpennathur Taluk, Tiruvannamalai Dirstrict.**
2. That as per the Title Document (Sale Deed) of the Company, the total extent of the project land is **9 Acres 15.5 Cents**.
3. That while the Patta (Revenue Record) for the said land reflects a total extent of **9 Acres 17 Cents**, the DTCP Approval for the layout was obtained based on the measurements available in the Patta.
4. That notwithstanding the extent mentioned in the Patta or DTCP Approval, the Company hereby declares and clarifies to the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** that the actual

saleable area and the transfer of title to individual purchasers shall be restricted to the document extent of **9 Acres 15.5 Cents** only.

5. That the Company shall not claim, sell, or convey any extent of land beyond the documented title of **9 Acres 15.5 Cents**.
6. That we undertake to indemnify any purchaser or the Authority against any legal discrepancies arising from the difference between the Document extent and the Patta extent.

For DAGA DEVELOPERS

D. Kamal chand

PARTNER

Date : 12/03/2026

Place : Tiruvannamalai

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.