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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

FT 456258

தமிழ்நாடு तमिलनाडु TAMILNADU

22/09/2026 Empire Estates Chennai

S.ANSARI SYED
STAMP VENDOR
LICENCE No.28/Ch (S) 2010
No.53/14, 4th Cross Street, M.G. Nagar
Poonamallee, Chennai-600 056
Cell: 9170[illegible]9952228626

AFFIDAVIT / UNDERTAKING

I, M/S. F & K ASSOCIATES LLP, (PAN No. AAJFF8842N) Represented by its Partner Partner **Mr.VIJAY KUMAR GULECHA**, (Aadhaar **8749 5102 3531**), Son of Mr.Jasraj Gulecha, aged about 40 years, residing at No. 4-5, Ormes Road, 4th Cross Street, Kilpauk, Chennai 600 010, being the Owner / Authorized Signatory of the Project namely Green Filed Situated at Thiruninravur – A Village (SF No.165/2), Avadi Taluk, Tiruvallur District, Thiruninravur Municipalty Limit., For Application no.7845 do hereby solemnly affirm and state as follow:

For F & K ASSOCIATES LLP

PARTNER

For EMPIRE ESTTATES

Partner

V. THANGAMARIAPPAN, B.A.B.L.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
Reg.No: 59916 Expiry Date: 02.06.31
9, Ramadoss Road, Devi Nagar, Thiruverkadu,
Chennai-600 077. Cell: 9884009493, 7397546474

22/9/2026.

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Empire Estates

22/09/2026 Chennai

FT 456259

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II, M/s.EMPIRE ESTTATES (PAN AAJFE2153M) Represented by its Partner **Mr.T.KARTHIK PRAKASH**, Son of Mr.Thiraviyam, (Aadhaar:**9870 2581 0146**), aged about 44 years, residing at Plot No.30, Chokkammal Nagar, Poonamallee, Chennai-600056,being the Promotor / Agreement Holder / Authorized Signatory of the Project namely Green Filed Situated at Thiruninravur – A Village (SF No.165/2), Avadi Taluk, Tiruvallur District, Thiruninravur Municipalty Limit., For Application no.7845 do hereby solemnly affirm and state as follow:

WHEREAS the Executive Engineer, water Resource Department (WRD),Vide Letter dated 08.04.2025. has stipulated certain conditions for the proposed project/ Layout Approval;

For F & K ASSOCIATES LLP

PARTNER

For EMPIRE ESTTATES

Partner

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NOW THEREFORE, I hererby submit this undertaking affirming that all the conditions mentioned in the WRD Letter have been fully completed and complied with by us.

Conditions:

1 the existing ground level of the site should be raised to minimum level of (+)30.550m I E 3 010m below the thiruninravur tank FTL level as (+)33. 560m and the applicants site with filling level of 2020m layers of not more than 030meter depth to achieve required degree of compaction to the entre area of the applicant's land to avoid inundation during the heavy rans also. the applicants should provide emergency pumping operation for the seepage water. If it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The all round pavement level within the site should not be less than (+)30.550m and the regular habitation should not be below MFL

2 The applicant should clearly demarcate the boundary of their land especially on northen side and southern side before commencement of any developmental activites in the presence of revenue authories and WRO authorites The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per revenue records (FMB)

3 The permission granted to the applicants, should not be altered/modified/changed to any others based on the revenue records submitted by the applicants, the permission is granted. If any documents seem to be fake/manipulated/fabricated. In future the above permission will be cancelled without any correspondence. Hence, the applicates are solely redponsible of genuinety of the documents submitted, if there is any discrepancy or any other encroachments activities. The applicants are held responsible in future.

4 The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both state & central government from time to time.

For F & K ASSOCIATES LLP

PARTNER

For EMPIRE ESTTATES

Partner

22/9/2020

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5 The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary advance intimation should be given to the WRD officers concerned before commencement of work

6 WRD is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicants to encroach the WRD/ Government Lands/River /channel. The NOC for this site issued from WRD is Purely issued on the basis of inundation point of view.

7 The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the government channel, the same should be restored to its Original condition at their Own cost.

8 The Government field channel in SF.No.166 and SFNo.543 on Southern side and another Government field channel in SF.No.159/7 on Northern Side of the applicant land boundary stretch should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel as per the FMB at theapplicants own

cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the Concerned WRD Executive Engineer moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

9 The Government field channel in SF No 166 and SF No 543 on Southern side and another Government field channel in SF.No.159/7 on Northern Side of the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant Should make necessary periodical area within the proposed layout site, Also, the applicant should de-silt the channel periodically and remove the

For F & K ASSOCIATES LLP
PARTNER

For EMPIRE ESTTATES
Partner

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obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also

10 The Applicant should not object at any time for the maintenance works /improvement works of the channels which are proposed to be carried out by WRD the applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records [FMB].which are proposed to be carried out by WRD in future periodically.

11 We hereby agree to indemnify future allottees of this project against any losses, damages, claims, expenses, legal proceedings, and other consequences arising from the failure to fulfill the conditions specified in the aforementioned WRD letter.

ADDITIONAL UNDERTAKING

I hereby, the promotor, Agree to indemnifly and keep indemnified TNRERA, its representatives, and allottees of the said project from and against all financial losses,damages, componsations,claims, demands, costs, legal actions, proceedings and consequences arising out of or in connection with the project being situated within the influence Zone of the Ramsar site.

Further, I undertake full responsibility for maintaining the above compliance and the same shall be borne solely by the promotor.

Hence this affidavit/ undertaking is executed for submission before the concerned authority for necessary consideration and record purposes.

DEPONENT

Signature

Name

NOTARY PUBLIC
V. THANGAMARIAPPAN
POONAMALLEE
THIRUVALLUR DT.
TAMILNADU
Reg No 59916
Ex.Dt. 02.06.31
GOVT. OF INDIA

15/9/2026

V. THANGAMARIAPPAN, B.A.B.L.,
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For F & K ASSOCIATES LLP

PARTNER

For EMPIRE ESTTATES

Partner

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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