Verified RealEstate™

RE REGULATORY RECORD

RERA Document

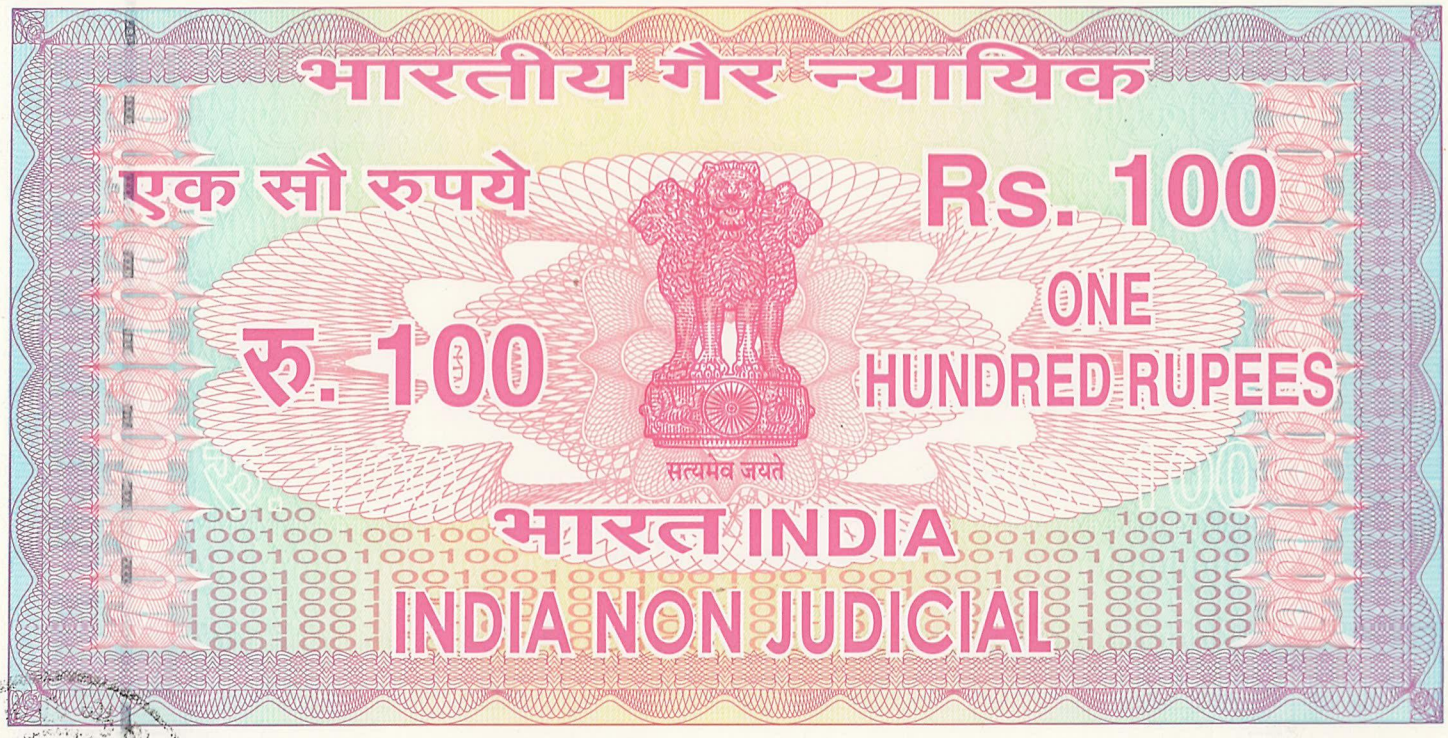
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

FH 148026

16 APR 2026

A. VALLIMANAVALAN (S.V
06 / CH (S) / 2008 Dt. 19-11-200
West Tambaram, Chennai - 45
Cell: 9840386492

Affidavit

We, **M/s. DAC DEVELOPERS SPV1 PVT LTD and M/s. DAC DEVELOPERS DELIGHT LLP**, having office at New No.27, Old No.19, K-Block, Flat-A1, First Main Road, Anna Nagar East, Chennai – 600102, do hereby solemnly affirm and state as follows:

That we are the Developer of the layout project namely **"Kaizen by DAC"** situated at Survey Nos: 101/1B3B1, 6, 7, 8A, 9A, 10A2B, 103/8A, 9, 104/10A, 11, 12A, 114/2A, 2B, 3A, 3B, 4, 5, 137/3A, 3B, 138/2, 3, 4, 5, 6A, 7A, 7B1, 7B2 & 7C, Santhavellore-A Village, Sriperumbudur Taluk, Kancheepuram District. The proposed layout approved by The Deputy Director, T&CP, Kancheepuram District, vide Layout Approval No. 39/2026 in Lr. ROC No. N563HKUR/2026/TCP dated 20.03.2026, and The President, Santhavellore Village Panchayat, vide Lr. ROC No. 06/2026-2027 dated 07.04.2026.

For DAC DEVELOPERS SPV1 PRIVATE LIMITED

Director

For DAC DEVELOPERS DELIGHT LLP

Partner

That the following development works are presently pending at the project site and the same will be completed within the stipulated time period prescribed by the competent authority:

Kaizen by DAC Site Progress Status			
Sl.No	Description Of Work	Completed %	Pending%
1	ROAD WORKS	60%	40%
2	ROAD FINISHING WORKS	30%	70%
3	PLOT DEVELOPMENT WORKS	40%	60%
4	STREET LIGHT	30%	70%
5	COMPOUND WALL	80%	20%

We hereby undertake that all the above pending works shall be completed by us at our own cost and responsibility in accordance with the approved layout plan and applicable rules and regulations. We hereby declare that the contents stated above are true and correct to the best of our knowledge, belief and information.

For DAC DEVELOPERS SPV1 PRIVATE LIMITED

Director

For DAC DEVELOPERS DELIGHT LLP

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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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.