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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+91 9996 12 9996
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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 தமிழ்நாடு TAMILNADU

05 DEC 2025

ET 182002

R. LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No:261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

SIVASANKAR REAL ASSETS PVT LTD.

AFFIDAVIT

(1) M/s. Sivasankar Real Assets Properties Private Limited, Represented by its Authorized Signatory Mr.R.Ramachandran, S/o. Mr.Ravichandran, (2) M/s. Ashok Nandavanam Properties Private Limited, Represented by its Authorized Signatory Mr.R.Ramachandran, S/o. Mr.Ravichandran, Both Company having its marketing office at No.11, F-Block, 2nd Main Road, Anna Nagar East, Chennai – 600102, Promoter for the Project "ASHOK BRINDAVANANAM PHASE-V"

1. We submit that we are the promoter of the residential layout and the said project Survey No.110/1, 110/2A and 110/2B1, in Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District and Tamil Nadu State.

NOTARY
P. JAYARAMAN
CITY OF CHENNAI
G.O.M/S.NO. 103/2023
TAMIL NADU INDIA

G. JAYARAMAN, B.A., B.L.
ADVOCATE & NOTARY PUBLIC
HIGHMORE COURT ADVOCATES
ASSOCIATION CH-600 006

For SIVASANKAR REAL ASSETS PVT LTD.

Authorised Signatory

For Ashok Nandavanam Properties Pvt. Ltd.

Authorised Signatory

2. That we have duly complied all the conditions put forth by the authorities concerned viz. PWD/WRD in letter **No.DB/T5(3)/F-4409 NOC Naduverapattu/2022 dated 07/06/2024** for the said Project.

3. That after completion of the aforesaid conditions, The Panchayat President of Naduveerapattu Village had issued the final approval and the same communicated by his letter dated 04.03.2026.

4. Further, we undertake to get necessary permission from PWD/WRD to discharge the storm water into the nearest Water Body.

The contents of this Affidavit are true and correct and nothing material has been concealed by me there from.

For SIVASANKAR REAL ASSETS PVT LTD.

Authorised Signatory

Date: 04.03.2026

BEFORE ME

For Ashok Nandavanam Properties Pvt. Ltd.

Place: CHENNAI

Authorised Signatory

NOTARY
P. MYTHILI
CITY OF CHENNAI
S.R.N/S.NO
10/3/2023
GOVT. OF TAMIL NADU INDIA

A. JAYARAMAN, B.A.,B.L.
ADVOCATE & NOTARY PUBLIC
HIGHMORE COURT ADVOCATES
ASSOCIATION CH-600 [illegible]

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.