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RE REGULATORY RECORD

RERA Document

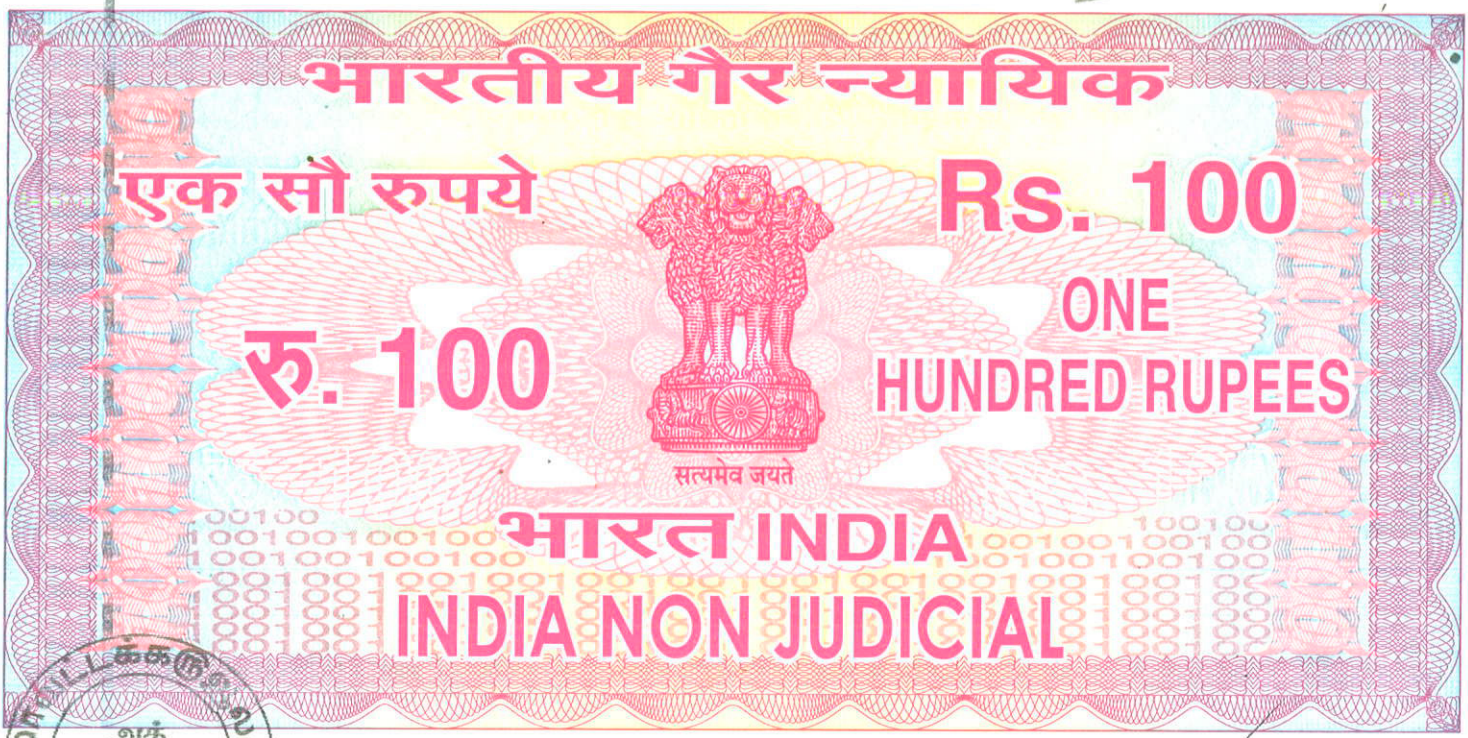
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிழ்நாடு TAMILNADU

27 MAY 2026

Devaraj

DK 122647
K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No. 27, TNHB Shopping Comple
Thirumangalam, Chennai-600 101.

DECLARATION CUM INDEMNITY AFFIDAVIT

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of **Mr. L. Devaraj** residing at No:105, 4th Street, T.S.Krishna Nagar, Mogappair, Chennai-600037. Promoters of the proposed project **"MAHALAKSHMI NAGAR PHASE I"** in S.No: 460/4B, 461/2, 461/3 in Pakkam Village (as per patta Nathamedu Village), Tiruvallur Taluk, Tiruvallur District.

Total Area of Layout: **7446 Sq.mt**. CMDA Approval No. **OL-PPD/LO/0223/2025** dated 22.12.2025 and Planning Permit No.**OL-02464.**

I am Mr. L. Devaraj Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY PUBLIC
P. KARUPPIAH
CHENNAI-50
GOVT. OF INDIA

1. That I have a legal title to the land on which the development of the project is proposed in Residential Layout comprised in Survey Nos. 460/4B, 461/2 & 461/3 an extent of 7446 sq.mt situated at Pakkam-B Nathamedu Village, Tiruvallur Taluk, Tiruvallur District
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is – Completed
4. I obtained a NOC from the Water Resources Department vide Letter No.DB/T5(3)/F.NOC.7381Pakkam village8541/2025/dated.29.09.2025.
5. I Submit that Closed Culvert/ Minor Bridge work has been completed in accordance with conditions imposed by The Water Resources Department, Kosasthalaiyar Basin Division, Tiruvallur, vide ROC No.04/2025-2026/913 dated 30.03.2026.
6. I hereby undertake to strictly comply with all WRD conditions and indemnify the WRD and Government authorities against any future loss, damage, claim, or liability arising out of the said culvert work or layout development.
7. I further undertake to carry out, at my own cost, any restoration or remedial measures required in respect of the water body, channel, bund, or Government property, if any damage occurs in future as per WRD condition.
8. I further state that the land filling and level raising works have been carried out in accordance with the conditions prescribed in the WRD NOC and necessary protective measures have been undertaken to avoid inundation during rainy season.
9. I hereby undertake that the proposed layout development shall not obstruct or affect the free flow of water in the existing channel or adjoining water resources in any manner whatsoever.
10. That, I promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That, I promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.
12. We hereby undertake and agree to indemnity future potential allotees in this project against any losses, damages, claims, demands, costs, expenses, actions, proceedings and other consequences that may arise due to non-fulfillment of conditions mentioned in the aforesaid letter of WRD.

This affidavit is executed for submission before the competent authorities for layout approval purpose.

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this 03th day of Jun 2026.

Deponent

NOTARY PUBLIC P. KARUPPIAH, M.A., B.L. Regd No: 55/5/2013 CHENNAI-50 GOVT. OF INDIA

P.KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 59, Vavai Nagar, Chennai - 600 050

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.