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

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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 तमिलनाडु TAMILNADU

26 SEP 2024

DH 164056

Greata Enterprises and Developers
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4030/09
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

INDEMNITY BOND

(To be submitted to Tamil Nadu RERA Authority)

We, **M/s. Greata Enterprises & Developers Pvt Ltd,** having its office at No.4/1, 1st Floor Wallace Garden 3rd Street, Nungambakkam Chennai - 600006 represented by its Authorised Signatory Mr.K.Nazeer hereby declare as follows:

We have formed a Layout in the name and style of **"Nile Nagar Phase II",** comprised in Survey Numbers **224/5, 224/6B, 225/2, 226, 227, 228, 229/1B, 229/2C, 230/1, 230/2, 230/3,270/3, 271/2B**, Town Survey Nos. **2/10, 2/12, 3/2-1, 3/2-2, 3/2-3, 3/4-1, 3/4-2, 3/3, 4/3, 4/5,4/6, 4/7, 4/8, 5/4, 5/5, Ward No.A, Block No. 60,** situated at Madurantagam Village of Madurantagam Taluk of Chengalpattu District and the same was approved by DTCP vide Approval No. 75/2022, dated 21.10.2022.

I am the Authorized Signatory of the project known as Nile Nagar Phase 2, situated in Madurantakam, Tamil Nadu, and I am fully competent to execute this Indemnity Bond.

COMMISSIONER OF OATHS
GOVT. OF TAMILNADU, INDIA
J. JOYCE LYDIA
Serial No. 95
Roc No. 41130/2024

ATTESTED

GREATA ENTERPRISES AND DEVELOPERS (P) LTD.

Authorised Signatory

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

26 SEP 2024

DH 164057

Greata Enterprises and Developers

Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

In the Approved Layout Plan submitted to the Tamil Nadu Real Estate Regulatory Authority (TNRERA), a typographical error has occurred in mentioning the total extent of land. The layout plan incorrectly states the extent as 8.90 acres instead of the correct extent of 8.73 acres.

The survey numbers mentioned in the approved plan are accurate and correspond to a total extent of 8.73 acres only.

The areas allocated for Open Space Reservation (OSR), internal roads, and other gifted/common areas are all well within the 8.73 acres.

Since the process of amending the approved layout plan is time-consuming and complex, We submit this Indemnity Bond to indemnify the RERA Authorities for any sales dealt beyond 8.73 acres .

GREATA ENTERPRISES AND
DEVELOPERS (P) LTD.

Authorised Signatory

COMMISSIONER OF OATHS ★ GOVT. OF TAMILNADU, INDIA ★
J. JOYCE LYDIA
Serial No. 05
Roc No. 411301/2024

ATTESTED

We hereby solemnly undertake not to sell or offer for sale any plots beyond the actual extent of 8.73 acres as defined by the survey numbers in the approved layout.

We guarantee that all plots sold shall strictly fall within the 8.73 acres, and this shall be reflected in all sale deeds, marketing materials, and legal documentation.

We would like to state that we will hold the following Plots measuring an extent of 691 sq.mts in the below mentioned plot till due correction are made in approved plan which according to us is typographical error and it had nothing to do with actual extent wherein plotted developments are carried on 8.73 acres , which corresponds to actual documents extent and actual Patta issued

Plot No	Dimension of the Plot	Area in Sq.mt	Area in Sq.ft
16	14.75 x 9.15	134.96	1453
17	14.00 x 12.20	170.80	1838
191	9.23 x 8.43	78.32	843
192	9.15 x 10.95 (Less Splay)	99.13	1067
193	22.24 x 9.57 (Less Splay)	208.29	2242
	Total	**691.50**	**7443**

This Indemnity Bond is executed to clarify the above error and to assure the Authority of our full compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and applicable rules thereof

Solemnly affirmed at Chennai on this 3nd day of June 2025

Deponent:

(Signature)

GREATA ENTERPRISES AND DEVELOPERS (P) LTD.

Authorised Signatory

COMMISSIONER OF OATHS ★ GOVT. OF TAMILNADU, INDIA ★
J. JOYCE LYDIA
Serial No. 65
Roc No. 41130/2024

03/06/2025

J. JOYCE LYDIA, M.A., M.L., M.Phil., M.Th., M.Ed.
COMMISSIONER OF OATHS
No. 149, 15th EAST CROSS STREE
4th MAIN ROAD, MKB NAGAP
VYASARPADI, CHENNAI - 600 039
Mobile: 98408 40565.

ATTESTED

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.