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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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

29/10/2025 NBS. Vijayashankkar Chennai – 600087

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:9176911234 , 9952228626

EY 540626

UNDERTAKING

This deed of Undertaking executed at Chennai on the 29th day of October 2025, by

1.S.Jawahar, 2.N.B.S.Vijayashankar, 3.P.S.Sekar, 4.K.S.Ravichandran, 5.C.Charles Amirthaiah, 6.J.Ravendranath at **No.201, Trunk Road, Poonamallee, Thiruvallur District, Pin-600056,** in favour of the Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore ,Chennai – 600008., witnesseth as follows;

We have submitted an application for registration under the TNRERA Act, 2016, for the proposed housing site layout **(NAKSHATHRA ENCLAVE)** situated at **Survey Nos. 186/3A1A & 186/4A3 of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District.**

S. Jawahar
[S. JAWAHAR]

N.B.S. Vijayashankar
(N.B.S. VIJAYASHANKKAR)

P. S. Sekar
(P.S. SEKAR).

K.S. Ravichandran
[K.S. RAVICHANDRAN]

[C. CHARLES AMIRTHAIAH]

J. Ravendranath
(J. RAVENDRANATH)

We have obtained the following **No Objection Certificate** from the **Water Resources Department (WRD):Letter No.:** DB/T5(3)/F.NOC 10640 Kannapalayam Village 01286 / 2025, **Dated:** 03.03.2025.

We hereby undertake and ensure that all the conditions stipulated by the Water Resources Department (WRD), as mentioned in the final approved drawing, shall be strictly adhered to and implemented during the execution of the project without any deviation.

This deed of undertaking is executed by us with full knowledge of the contents of this document.

DEPONENT

1. S.Jawahar

2. N.B.S.Vijayashankar

3. P.S.Sekar

4. K.S.Ravichandran

5. C.Charles Amirthaiah

6. J.Ravendranath

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.