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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

30 JAN 2026

ET 351130

Sameeraa foundations private Limited

Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

AFFIDAVIT

We, M/s. Sameeraa Foundations Private Limited, having its registered office at Door No.6/11, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai - 600034. being the Promoter of the Project "**SAMEERA TERRA FARMS PHASE- I**"and **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** application No. **TNRERA/PLF/9849/2025** do hereby solemnly affirm and state as follows:

We are the Promoter of the proposed layout project known as **SAMEERA TERRA FARMS PHASE- I**", situated at Arungunam Village, Madurantakam Taluk, Chengalpattu District.Tamil Nadu, and proposed to be registered with **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** under the provisions of the Real Estate (Regulation and Development) Act, 2016.

ATTESTED

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
G.O.Ms.No.140/2023

For SAMEERAA FOUNDATIONS PVT LTD

Authorised Signatory

We state that the above said layout project comprises land in Survey Nos **13/1A, 13/1B, 13/1C, 13/1D, 13/1E, 13/1F, 15/1A, 15/1B, 18/1, 18/2C, 18/2E, 18/3A, 18/3B, 18/3C, 19/1A, 19/1B, 19/1C, 19/1D, 19/2A, 33/1B, 33/1C, 34/1C**, measuring an extent of 39,327 Sq.m. and is developed as per the approved layout plan issued by **DTCP APPROVAL NO. SWP/DTCP/ CHENGALPATTU /LAYOUT NO**vide approval no: **234/2025** and Date **09.09.2025** and District Collector, Chengalpattu District NOC no **5000/2024** Date **28/06/2025.**

We hereby solemnly affirm and undertake that sand filling has been completed in the entire layout area wherever required, strictly in accordance with the District Collector, Chengalpattu District NOC no **5000/2024** Date **28/06/2025**..

We further undertake that the sand filling work was already completed before the Project registration with the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)**, also we are ensure proper leveling, compaction, and site suitability for infrastructure development.

We also undertake that any defects, deficiencies, or non-compliance noticed by **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** or any competent authority with respect to sand filling shall be rectified by us at our own cost and within the time stipulated.

We make this affidavit in good faith to submit the same before **Tamil Nadu Real Estate Regulatory Authority (TNRERA)** as part of the project registration requirements.

We solemnly affirm that the above statements are true and correct to the best of our knowledge and belief and nothing material has been concealed therefrom.

Solemnly affirmed at Chennai, on this 30 day of January 2026.

For SAMEERAA FOUNDATIONS PVT LTD

Authorised Signatory

ATTESTED

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
G.O.Ms.No.143/2023
GOVT. OF TAMILNADU

VERIFICATION

We, M/s. Sameeraa Foundations Private Limited, do hereby verify that the contents of the above affidavit are true and correct to the best of our knowledge, belief, and information.

Verified at Chennai, on this 30 day of January 2026.

Signature of the Deponent

For SAMEERAA FOUNDATIONS PVT LTD

Authorised Signatory

ATTESTED

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
GOVT. OF TAMIL NADU

30/01/26.

K.S. SHANMUGAM
ADVOCATE & NOTARY PUBLIC
EGMORE COURT ADVOCATE ASSOCIATION
EGMORE, CHENNAI - 600 008
CELL : 98413 59235

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.