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தமிழ்நாடு तमिलनाडु TAMILNADU

FC 648400

23 MAR 2026

CHENNAI REALITY

S.R. Pandithai
S.R. PANDITHAI
L.NO.: 184/B7/97
4/434, MUGAPPAIR WEST,
CHENNAI - 600 037.

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **(1) M/s. CHENNAI REALITY [Partner/ Authorized Signatory – KHIMRAJ MISRIMAL SAKARIYA]** of my layout Project namely **"ENORMOUS - II"** Comprised in **Survey Nos.77/2, 78/1, 78/2A and 78/3 Kolathur** Village, **Vandalur Taluk & Chengalpattu** District.

1. That I have a legal title to the land on which the development of the project is proposed

For CHENNAI REALITY

Partner

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. The above said Project is Completed.

4. That seventy per cent of the amounts utilized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

6. That I shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

For CHENNAI REALITY

Partner

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For CHENNAI REALITY

Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Chengalpattu** on this – **13-07-2026**

For CHENNAI REALITY

Partner

Deponent

C.No.D/1216/2026

District Forest Office,
Chengalpattu Forest
Division,
Chengalpattu.

Dt. .5.2026

Sub: FOREST – Chengalpattu Division, Chengalpattu District - Vandalur Taluk, kolathur village – S.No. 77/1,2, 78/1, 78/2A, 78/3 to an extant of 7950Sqm – NOC requested for Layout approval owned by the applicant – Regarding.

Ref: 1. M/S.CHENNAI REALITY NO 27/7 Dr. Alagappa Road, Purasawakkam Online application No. OW31O1DL dt.13.03.2026.

2. Forest Range Officer, Vandalur Range Ref.No.19/2025, Dt.2.04.2026.

3. Conservator of Forests, Chennai Circle, Chennai - 06, Ref No. CHN CR/318/2026-SDO, Dt.04.05.2026

In the letter 1st cited, of M/S.CHENNAI REALITY NO 27/7 Dr. Alagappa Road, Purasawakkam S.No. 77/1,2, 78/1, 78/2A, 78/3 to an extant of 7950Sqm, NOC requested for Layout approval at kolathur village, Vandalur Taluk, Chengalpattu District, as the proposed site is located from Mambakkam Reserved Forest of Vandalu Range.

With reference to the letter 2nd cited, the above said S.No.77/1,2, 78/1, 78/2A, 78/3 to an extant of 7950Sqm, NOC requested for Layout approval at kolathur village, Vandalur Taluk, Chengalpattu District, 159 Mtr away from between cairn stone No.18 of Mambakkam Reserved Forest and also informed that no damage will be caused to the flora and fauna in the nearby Mambakkam Reserved Forest area due to the Layout approval.

The distance between the above site and Karikili Birds sanctuary is 42.506 Km and the distance between the above site and Vedanthangal Birds Sanctuary is 44.989 Km.

In the reference 3rd cited, permission has been accorded to the District Forest Officer, Chengalpattu Division to offer remarks of Forest

Department. Hence, you may proceed further in this issue subject to the following conditions.

1. The applicant should not in any way dispose solid or liquid waste inside the Forest area.
2. No amount of water should either be drawn from forest area or be discharged into forest area.
3. The applicant should not do any activity which will affect the flora and fauna of the nearby forest area.
4. Any violation of the above conditions will lead to the cancellation of this without waiting for the explanation of applicant.
5. This letter is applicable only layout approval in the above - mentioned land owned by the applicant.
6. **"Necessary green landscape should be provided as per the project proposal which should be strictly followed without any violation and proper greenery should be made available in the residential area.**
7. In case of any straying of wild animals from the forest area into the habitations, the applicant should provide necessary passage for the Wild animals to return back to the forest.
8. No damage to be caused to the Flora and Fauna nearby Forest area due to the layout approval
9. To follow all Forest Acts and Rules in force.

Additional conditions mentioned in the reference to the 3rd cited.

i). No damage to be caused to the Flora and Fauna in the nearby forest area due to Layout approval.

ii). All Forest Acts, Rules and court orders in force to be followed by the applicant.

05/05/26

District Forest Officer,
Chengalpattu Division,
Chengalpattu.

To

M/S.CHENNAI REALITY
No. 27/7 Dr. Alagappa Road,
Purasawakkam.

Copy submitted to the Conservator of Forests, Chennai Circle, Chennai-6 for favour of kind information.

Copy to the Forest Range Officer, Chengalpattu Range.

He is requested to verity the Reserved Forest Pillar locations near the site must be verified for correctness on ground with reference to Reserved Forest Notification.

Copy to the Deputy Director, Town and Country Planning, Chengalpattu.

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.