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

M/s. AAALAM PROMOTERS PVT. LTD.
M/s. NETHRA ENGINEERING PVT. LTD. / Mr. Shravan Kumar
22-07-2025

ER 157901

V. SARASWATHI
S.V.L.No.34/1652/3/96
94, Bajanai Koil Street,
Choolaimedu, Chennai-94.

AFFIDAVIT

We, (1) Mr. P. SHRAVAN KUMAR RAJU *[Pan:BJGPS2444L]* Son of Late Mr. Padmaraju Mohan Raju, aged about 40 years, residing at No.45/32, Padmanaban Street, Thyagaraya Nagar, Chennai-600 017. (2) M/s. AAALAM PROMOTERS PRIVATE LIMITED, *[PAN: AATCA2131J]*, a company incorporated under the Companies Act 1956, having its, registered office at No.1/1, Sakthi Nagar, 2nd Street, Choolaimedu, Chennai – 600 094; represented by its Managing Director Mr. K. MOTHISH KUMAR. (3) M/s. NETHRA ENGINEERING PVT LTD, *[PAN: AADCM9025F]*, a company incorporated under the provisions of the Companies Act 1956 having its registered office at No. 2/586, I Cross, Singaravelan Salai, Neelankarai, Chennai -600 115 represented by its Director Mrs. LAVANYA VEERARAGHAVAN.

Do hereby solemnly affirm and state as follows:

1. We are the Owners and developers of lands measuring a total extent of 4 Acres 12 Cents comprised in Survey Nos. 163/1A, 163/1C, 163/1D, 163/1E, 163/1F, T.V.P.G.

NOTARY S. DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt : 05.03.2026 GOVERNMENT OF INDIA

For AAALAM PROMOTERS PRIVATE LIMITED

MANAGING DIRECTOR

M/s. NETHRA ENGINEERING PVT. LTD.,

Director

163/1H1, 163/1I, 163/1J, 163/1L, 163/1M, 163/1O, 163/1P, 163/1Q, 163/1R1, 163/1R2, 163/1S, 163/1T, 163/2, 164/1, 164/2, 165/1, 165/2, 167/1, 167/2, 169/1, 169/2, 169/3, 169/5, 169/6, 169/7, 169/8, 169/9 & 169/10, situated at Nemmeli Village, Thiruporur Taluk, Chengalpattu District.

2. We have developed the aforesaid lands into residential house sites by laying approach roads and forming a layout duly approved by:
   - DTCP Approval vide P.P.D/L.O.No.103/2025, dated 03.10.2025 issued by the Township and Country Planning Department, Chengalpattu District; and
   - Local Body Approval vide R.O.C No. 002/2025-2026/P, dated 10.09.2025, issued by the Nemmeli Village Panchayat.

   The project is known as "SECRET AURAA–2", and the RERA approval is currently in progress.

3. We have executed a Gift Deed dated 03.09.2025, registered as Document No. 1095/2025 on the file of SRO Kelambakkam, gifting an extent of 6987.6 sq.m in favour of the President, Nemmeli Village, Thiruporur Taluk, Chengalpattu District.
4. We hereby solemnly declare that all walls abutting the connecting roads, as obligated under the executed Gift Deed and in accordance with RERA requirements, have duly demolished, except for those walls that were constructed by owners of the adjoining properties.

We affirm that the above statements are true and correct to the best of our knowledge and belief.

M/s. NETHRA ENGINEERING PVT. LTD

for AALAM PROMOTERS PRIVATE LIMITED

MANAGING DIRECTOR

DEPONENT Director

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of this affidavit are true and correct to the best of my knowledge and belief. No part of it is false and nothing material has been concealed therefrom.

Verified at Chennai, on this 3rd day of December 2025.

NOTARY S. DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt.: 05.03.2026 GOVERNMENT OF INDIA

DEPONENT

S.DHANASEKARAN, M.A.,B.L.,
ADVOCATE & NOTARY
No.292-A, P.H. ROAD, AMINJIKARAI,
CHENNAI-600029. TAMILNADU
Cell: 98400 5818

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.