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™
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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

25.2.26

ET 382339

R. DEVASENA

S.V.L. No 16/B3/2006

37/4, CLUB ROAD, CH-31

**Affidavit Cum Declaration and Indemnity**

Our company is engaged in the construction and sale of residential complexes and residential layouts in and around Chennai and its suburban areas. In this regard, we have developed a residential layout at **Survey 1067 & 1068 of Kundrathur - A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality Limit, S.Nos.1, 4/1, 4/2A, 4/2B, 5, 32/1, 32/2, 32/4, 33/1 & 34/1 of Sirukalathur Village and S.Nos.270, 272/1, 2, 273/3B & 273/4 of Kavanur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit.**

While apply the layout permission in CMDA they directed to get the PWD-WRD NOC for the above proposed survey numbers and we got the NOC from said agency via **letter No DB/T5(3)/F-7838 NOC – Kundrathur, Sirukalathur Kavanur Village/9877/2024 Dated 17.12.2024.**

For URBAN TREE GREEN HOMES LLP

Patner / Authorised Signatory

The project has been developed and completed in accordance with the inundation levels provided by the Water Resources Department (WRD). Additionally, RCC minor bridges and RCC culverts have been constructed as per the guidelines and directions issued by the WRD.

**Inundation and required height of filling level details as follows,**

| S.# | Field Survey Number | Exsiting Field Level in M | Required height of filling with respect to the past flood level (+)21.050+0.600=(+)21.650 M | |
|---|---|---|---|---|
| | | | Required level in M | Height Filling in M |
| **Kundrathur Village** | | | | |
| 1 | 1067 | (+)18.720 | 21.65 | 2.930 |
| 2 | 1068 | (+)18.670 | | 2.980 |
| **Sirukalathur Village** | | | | |
| 1 | 1 | (+)18.600 | 21.65 | 3.050 |
| 2 | 4/1. | (+)18.590 | | 3.060 |
| 3 | 4/2A | (+)18.560 | | 3.090 |
| 4 | 4/2B | (+)18.500 | | 3.150 |
| 5 | 5 | (+)18.770 | | 2.880 |
| 6 | 32/1 | (+)19.460 | | 2.190 |
| 7 | 32/2 | (+)19.360 | | 2.290 |
| 8 | 32/4 | (+)19.385 | | 2.265 |
| 9 | 33/1 | (+)19.390 | | 2.260 |
| 10 | 34/1 | (+)19.280 | | 2.370 |
| **Kavanur Village** | | | | |
| 1 | 270 | (+)19.230 | 21.65 | 2.420 |
| 2 | 272/1 | (+)19.245 | | 2.405 |
| 3 | 272/2 | (+)19.235 | | 2.415 |
| 4 | 273/3B | (+)19.280 | | 2.370 |
| 5 | 273/4 | (+)19.230 | | 2.420 |

The Promoter hereby confirms that the filling and other development works as proposed by the Water Resources Department (WRD) have been completed. The Promoter further undertakes and agrees to indemnify and keep indemnified the Authority, its representatives, and all present and future allottees of the project from and against any and all losses, damages, claims, demands, costs, expenses, actions, proceedings, or consequences whatsoever that may arise on account of any non-fulfilment or breach of the conditions stipulated in the aforesaid letter issued by the Water Resources Department.

Thank You,.

**For Urban Tree Green Homes LLP**

FOR URBAN TREE GREEN HOMES LLP

Patner / Authorised Signatory

Authorised Signatory

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

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# 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.