Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

28 FEB 2026

ET 779727

Urbando Developers LLP
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

மாவட்டக் குற்றவியல் நீதிமன்றம் சென்னை-600 104
ஜூலை
16-7-2025

AFFIDAVIT

FROM,

M/S URBANDO DEVELOPERS LLP
NO.45, T-1, 3rd Floor, Chona Center,
College Road, Nungambakkam,
Chennai – 600006,

To,

TNRERA,
CHINTHAMANI COMPLEX, 1ST AVENUE,
G BLOCK, ANNA NAGAR EAST,
CHENNAI – 600102

We, M/s Urbando Developers LLP, having office at Door No:45, T-1, 3rd Floor, Chona Center, College Road, Nungambakkam, Chennai- 600 006. do hereby solemnly affirm and sincerely the layout project known as "URBANDO PAULSN GARDEN" is situated at Survey No(s). 3/2A,4/2A,5/2 AND 6 located at Vadakkupattu-A Village, Kundarthur Taluk, Kanchipuram District, Tamil Nadu. We hereby declare that the layout is being developed strictly in accordance with the approved layout plan and in compliance with all conditions stipulated therein. We further declare that we are fully aware of Condition No. 3 and Condition No. 4 as stipulated in 1.G.O.(Ms).No.181 date 09.12.2020, 2. G.O.(Ms).No.18 date 04.02.2019 and 3. G.O.(Ms).No.138 date 04.06.2004. We hereby undertake that the provisions contained in the above Government Orders, particularly Conditions 3 and 4, are being and shall continue to be strictly complied with in the development of the said layout.

For URBANDO DEVELOPERS LLP

Partners

We further undertake that no deviation shall be made from the approved layout without obtaining prior approval from the competent authority. We state that this affidavit is submitted before the Tamil Nadu Real Estate Regulatory Authority (TNRERA) for the purpose of registration / compliance of the above said layout project. In case of any violation or non-compliance, we shall be solely responsible for the legal consequences and action initiated by the competent authorities.

Solemnly affirmed at Chennai
on this 28th day of February 2026.

For URBANDO DEVELOPERS LLP

Partners

Signature of the Deponent

CREDAI

URBANDO™

02 March 2026

The Chairperson,

TNRERA, Chintamani Complex, 1ST Avenue,

G-Block, Anna Nagar East,

Chennai – 600102

Respected Sir/Madam,

SUB: Clarification and Compliance Report regarding WRD Conditions – Project: "**URBANDO PAULSN GARDEN**" at Survey No: 3/2A, 4/2A, 5/2 and 6 at Vadakkupattu A -Village – Regarding.

REF: Application No: TNRERA/PLF/0820/2026 -Query Date: 23-02-2026

1. NOC from the Collector, Kancheepuram, vide Letter No: NOC No: Pa.Mu.No.COLKPM.2963/2024/B3 dated: 24.10.2024.

2. NOC from the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram, vide Letter No: DB/T5(3)/F-NOC -9548, Vadakkupattu "A" Village/2025 dated:10.11.2025.

With reference to the query raised by the Authority regarding the fulfilment of conditions stipulated by the District Collector, Kancheepuram, and the Executive Engineer, WRD, Lower Palar Basin Division, We hereby submit the following clarification and proof of compliance:

1. **Fulfilment of All Stipulated Conditions:** We confirm that all the conditions mentioned in the NOC issued by the District Collector, Kancheepuram, and the Executive Engineer, WRD, Lower Palar Basin Division, have been strictly adhered to and fulfilled without any deviation.

For URBANDO DEVELOPERS LLP

Authorized Signatory

URBANDO

T-1, 3rd floor, Chona Centre, 45, College Road, Nungambakkam, Chennai - 600 006.

P +91 44 42041100 W www.urbando.in E info@urbando.in

2. **Execution of Lease Agreement**: As required for the use of Government (WRD) land for culvert access, a Lease Agreement has been successfully executed between the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram, and the Applicant.

- Lease Agreement Document No: 07 LPB/2025
- Date of Execution: 13th Feb 2026

3. **Payment of Caution Deposit**: The Caution Deposit of Rs. 2,00,000/- (Rupees Two Lakhs only) as stipulated by the WRD has been duly paid in favour of the Executive Engineer, WRD, Lower Palar Basin Division, Kancheepuram.

- Payment Mode: Demand Draft
- Reference No / DD No: 036896
- Date of Payment: 19-11-2025
- Bank Name: Axis Bank Name – Nungambakkam Branch

We request the Authority to kindly take this clarification on record and proceed with the Registration Number of our project. We have enclosed the copies of the Registered Lease Agreement and the Caution Deposit Receipt for your kind perusal.

Thank you for your cooperation.

Sincerely,

URBANDO DEVELOPERS LLP

Authorised Signatory

List of Enclosure:

1. Copy of the Registered Lease Agreement (Complete set).
2. Copy of the Receipt/Challan for the Caution Deposit of Rs. 2 Lakhs.

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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