Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD




தமிழ்நாடு तमिलनाडु TAMILNADU M/S. AVITTAM HOMES
21/12/2024 Rep. by. Mr. D. SIVASHANMUGAM
CHENNAI - 600075.

DL 559198

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75.
Lic.No.. 1347 B2 CH(S) / 2021 - 26
Date: 26-02-2021

3 AUG 2024

## GIFT DEED

**THIS GIFT DEED EXECUTED AT CHENNAI, ON THIS THE DAY OF FEBRUARY 2025,**

**M/s. AVITTAM HOMES,** a Proprietorship Firm, represented by its Sole Proprietor **Mr. D. SIVASHANMUGAM (PAN: ASGPS0163A; AADHAAR No: 7676 1857 9918; Mobile No: 98410 66051),** Son of Late. V. Devaraj, aged about 53 years, presently having its office at Avittam Nammalwar, G-1, LIC Colony 1st Cross Street, Thiruneermalai Main Road, Pammal, Chennai – 600 075, hereinafter called as the "**DONOR**" of the **ONE PART**;

**DONEE**

**DONOR**

For AVITTAM HOMES

Proprietor

**TO AND IN FAVOUR OF**

**The TAMBARAM CITY MUNICIPAL CORPORATION**, represented by its the **Member Secretary, Chennai Metropolitan Development Authority**, hereinafter called the "**DONEE**" of the **OTHER PART**;

WHEREAS, the schedule mentioned property is absolutely owned by the **DONOR**, the said firm had purchased the Vacant Land measuring 111.222 Cents (4497.36 Sq.Mtr., or 48444 Sq.Ft.,), comprised in Old Survey No. 268, as per TSLR Old Survey No. 268/2, 268/3, 268/4, Ward-C, Block-21, Town Survey No. 106/1, 107/2, 107/3, 108/2, 108/3, situate in Tambaram Village, from Mr. R. Roberts Donison, S/o. Mr. G. Robinson, represented by his power agent Mr. Padmanathan Saravanan, by way of a Sale Deed dated 27th September 2024, registered as Doc. No. 6935/2024, in Book-1, at the officer of the Sub Registrar, Tambaram Joint I.

The CMDA has been authorized to obtain Gift of Street Alignment Portion from the Developer and compulsory transfer it to the local body designated by it free of cost for the use of said Street Alignment for public purpose vide Rule No. 35(19) of Tamil Nadu Combined Development and Building Rules, 2019, approved by the Government of Tamil Nadu, vide G.O.Ms.18, MAWS Department dated 04/02/2019 and notified in the Tamil Nadu Government Gazette Extraordinary No. 43, Part III - Section 1(a) dated 04/02/2019.

Whereas, the **DONOR** had submitted a proposal for Non-High-Rise building in the above-mentioned Survey Numbers for Residential Building.

**DONEE** **DONOR**

For AVITTAM HOMES

Proprietor

NOW this indenture WITNESSETH that the **DONOR** doth hereby give, grant convey and assign in the interest of public for the purpose of road widening portion unto the **DONEE,** who hereby accepts the same on behalf of **TAMBARAM CITY MUNICIPAL CORPORATION** all that land for the public purposes more particularly described in the schedule mentioned property hereunder.

## SCHEDULE OF PROPERTY

All that piece and parcel of the property, vacant land measuring an extent of **78.29 Sq.Mtr.,** marked in blue color in the sketch enclosed herein, comprised in Town Survey No. 108/2, Old Survey No. 268/4, Block-C, Ward-21, situated in Tambaram Village, Tambaram Taluk, Chengalpattu District and the entire land being bounded on the:

North by : Land in Town Survey No. 108/2;

South by : Existing Dharkhast Road;

East by : Land in Town Survey No. 109;

West by : Land in Town Survey No. 108/4;

Situated within the Registration District of Tambaram and Sub Registration District of Tambaram Joint I.

**IN WITNESS WHEREOF THE ABOVE PARTIES HAVE PUT THEIR SIGNATURE, THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF:**

For AVITTAM HOMES

Proprietor

**DONEE** **DONOR**

**WITNESSES: -**

**1)**

**2)**




CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SKETCH SHOWING THE PROPOSED STREET ALIGNMENT PORTION GIFTED AND HANDED OVER TO CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY COMPRISED IN TOWN SURVEY NO: 106/1, 107/2, 107/3, 108/2 AND 108/3 OF TAMBARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM CITY MUNICIPAL CORPORATION.

| AREA STATEMENT | |
|---|---|
| PLOT EXTENT | AREA IN SQ.M |
| AS PER PATTA | 4496.00 SQ.M |
| AS PER DOC | 4497.36 SQ.M |
| LAND LEFT FOR STREET ALIGNMENT | 78.29 SQ.M |

LEGEND :-
SITE BOUNDARY
STREET ALIGNMENT AREA

N
W E
S

For AVITTAM HOMES

Proprietor

DONER

DONEE

VIDE LETTER NO:
CMDA/PP/NHRB/S/0617/2024

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

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.