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

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DIGITALLY VERIFIED RECORD

Chitale INFRA

Chitale Infra LLP
GST No.: 33AAMFC1108P1ZF
Tel. : +91-44-3500 2426, 27
Acropolis, Ground Floor
No. 148, Dr. Radhakrishnan Road
Mylapore, Chennai - 600 004. India

10.09.2025

Tammil Nadu Real Estate Regulatory Authority (TNRERA),
1a, 1ST Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Dear Sir,

With Reference to the share of UDS & Flats In JD & GPA, Difference of percentage in JD and GPA. The reason behind difference in percentage of UDS share is as follows:

1. Percentage of UDS share for Developer as per JDA is 38%

2. Percentage of UDS share for Developer as per Flat sharing letter is 40.31%
   The difference in UDS of 2.31% is a normal difficulty we face while designing the flat which you are aware of hence the excess of 2.31% of UDS value will be paid back to Land owner when we are selling the flat 4C. Which we have clearly mentioned in the letter given to you and same has been acknowledged by all the land owners by signing the letter submitted to you.
3. UDS share for Developer as per GPA is more, this is due to request from all the Land owners to sell the Flat no. 3C (common flat) on behalf of them and reimburse the sale proceeds to them for which we have agreed.

Please consider this valid reason and give us the RERA approval.

Thanking you,

Yours faithfully,

For CHITALE INFRA LLP

Authorised Signatory

www.chitaleinfra.com

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.