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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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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

16 JUN 2026

EU 618598

M/S. Mohan Power Infrastructure Pvt. Ltd (Mohan Garden)

A. PARTHIBAN
STAMP VENDOR
L.C.No.1347 /B2/CH(S) / 2021
No.3/1, Mahalakshmi Nagar Main Road
Karambakkam, Chennai - 600 116.
Ph : 044 - 48588992 / 9841088992

UNDERTAKING DEED

I/We, **M/s.Mohan Power Infrastructure Private Limited** being represented by Mr.TS.Mohanalingam S/o ShanmugaKumarasamy promoter of the project /layout name **M/S. Mohan Garden** situated at S.No. 221/1, 221/2, 221/13, 221/3A2, 221/3B2, 221/4A2, 221/5A of Irandamkattalai Village, Kundarathur Taluk) in, Kancheepuram District Kundarathur Panchayat Union do hereby solemnly affirm and state as follows:

1. I/We, state that the Water Resources Department (WRD) has issued a clearance /NOC vide Letter No.DB/T5(3)/NOC 5207 Rendankattalai /Village 6286/2025 Dt: 30.07.2025 compliance developing the layout.

2. I/We, hereby solemnly undertake and declare that all the conditions stipulated by the Water Resources Department (WRD) in the aforementioned clearance have been strictly complied with and implemented during the development of the layout.

For Mohan Power Infrastructure (P) Ltd.

T. S.

Managing Director.

3. I/We, hereby undertake and agree to indemnify and keep indemnified the Authority, its representatives, and all future allottees of the project of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceeding, and assess the consequences that may arise from non-compliance with the conditions stipulated in the aforesaid Water Resources Department clearance.

4. This undertaking is binding upon me/us, my/our legal heirs, executors, administrators, and assigness,

Solemnly affirmed and singed at Chennai on this 16th day of June 2026

For Mohan Power Infrastructure (P) Ltd.

T. S.

Managing Director.

Deponent

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.