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
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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

M/s. Kanishkaa Foundation.

- 9 APR 2026

R. Lalitha
ES 671783
R. LALITHA
STAMP VENDOR
Lic No. R. Dis/109/B4/88
64, Thambu Chetty Street
Chennai - 600 001.

Indemnity Affidavit

We, Mr. A.Kandan, Power Agent and Proprietor of M/s. Kanishkaa Foundation, office at New Door No.19, Old Door No.37, Cenotaph Road 1st Lane, Teynampet, Chennai 600018 do hereby solemnly affirm and sincerely state as follows:

1. We state that we have applied RERA approval for Construction of **Shirinivos Apartments** Building at New Door No.19, Old Door No.37, Cenotaph Road 1st Lane, Teynampet, Chennai 600018, comprised in Old R.S.No.3847/12, 3847/16, 3447/17, 3847/18 & 3847/21 (Document), New R.S.No.3847/59 (Patta), Block No.76 of Mylapore Village within the limit of Greater Chennai Corporation before the Tamil Nadu Real Estate Regulatory Authority.

For KANISHKAA FOUNDATION

A. Kandan

Proprietor

2. We state that M/s. Kanishkaa Foundation represented by A.Kandan as a Power agent of the above mentioned project, we hereby state and declare that, the property are allotted to the land owners vide a partition Deed Doc No. 177/1964 in favour of below mentioned land Extent

1.Mr.A.R.Srinivasan	-	1782 Sq.ft
2.Mr.A.S.Rajagopalan	-	825 Sq.ft
3.Mr.A.S.Rangarajan	-	825 Sq.ft
4.Mr.A.S.Raman	-	728 Sq.ft
5.Mr.A.S.Krishnaswamy	-	728 Sq.ft
Common Passage	-	970 Sq.ft
Total	-	5858 Sq.ft

3. We state that Mr.A.R.Srinivasan died intestate on 07.10.1974 and leaving behind the aforesaid family members having joint ownership. And thereafter in the month of August 1995 the parties decided to demolish the old building and construct a new Residential apartment. Based on unregistered Agreement of Sale dated 31.08.1995 the land area allotted to the Land Owners given below.

1.Mr.A.S.Rajagopalan	-	755 Sq.ft
2.Mr.A.S.Rangarajan	-	755 Sq.ft
3.Mr.A.S.Raman	-	755 Sq.ft
4.Mr.A.S.Krishnaswamy	-	755 Sq.ft

4. We state that balance land area are sold separately and the buyers have given power of Attorney in favour M/s.Kanishkaa Foundation. Thereafter, we obtained Planning Permission approval from CMDA and Building permission approval from GCC.

For KANISHKAA FOUNDATION

Proprietor

5.We, M/s.Kanishkaa Foundation hereby undertakes and agrees to indemnify future potential allottees in this project against any losses, damages, claims, demands, costs, expenses, actions, proceedings and other consequences that may arise due to measurement in the lesser extent of land.

6. Kindly accepet this affidavit and issue FORM C.

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this 13th day of April 2026.

For KANISHKAA FOUNDATION

Proprietor

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.