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

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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

18 MAY 2026

ED 966547

KR. Ramesh Kulandaraj

Pondicherry

R. SHANMUGAVALLI
STAMP VENDOR L/No.1090/B4/CH(C) 2021-9
62 / 107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile: 9445361496

Affidavit

This Affidavit is executed on this 18 day of May 2026 by Mr. KR Ramesh Kulandaraj S/o. Ramachandran herein after called the "Promoter", in favour of the Tamil Nadu Real Estate Regulatory Authority (TNRERA), Government of Tamil Nadu.

The Promoter has developed a layout known as Plot No – 1 – 22 (Total 22 Plots) Comprised in Survey No 217/1 of Thirukatchur Village, Maraimalai Nagar Municipality, Chengalpattu Taluk, Chengalpattu District, approved vide Layout Approval No. DTCP, Town and Country Planning Department (Planning Permission), Chengalpattu District. ROC No. RAPZ2IX9/2024/TCP, SWP/DTCP/Chengalpattu District-LAYOUT No. 295/2024.

NOTARY A. THANGAVELU Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351 GOVERNMENT OF INDIA

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AND WHEREAS:

The District Collector, Chengalpattu has issued instructions conditions regarding sand filling and ground level to be increased in the said layout area.

NOW THIS BOND WITNESSETH THAT:

The Promoter hereby undertakes to strictly complied and completed with all instructions, norms, and guidelines issued by the The District Collector, Chengalpattu regarding sand filling, flood protection and environmental safety.

Survey No	Extend	Current Land Level	Recommended Land Level to be increased	Sand level to be filled
217/1	0.34.0	(+) 39.580	(+) 41.600	2.02

The Promoter further agrees that this affidavit shall remain binding on the Promoter and their successors, assigns, and legal representatives.

I further state that the information furnished herein is true and correct. I understand that if any statement made herein is found to be false or incorrect, I shall be liable for legal action as per TNRERA applicable laws. I also indemnify to the buyers if any works found to be incomplete in future.

Signature of Promoter

A. THANGAVELU, M.L., M.B.A.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Commissioner of Oaths
Regn. No: 6351
M.H.A.A. HIGH COURT BUILDING
CHENNAI-600 104

NOTARY A. THANGAVELU GOVERNMENT OF INDIA
Commissioner of Oaths Chennai, Tamilnadu Reg. No.6351

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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.