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DIGITALLY VERIFIED RECORD

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एक सौ रुपये Rs. 100

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 25/08/2026 FG 434753

M/s. Ponmala Properties LLP.

M.SARAVANAN
STAMP VENDOR L.No. 2776 / E-2 / 94
Kodambakkam, Chennai-600024

INDEMNITY BOND

We, **M/s. PONMALAA PROPERTIES LLP,** having its residential at No.6/11, Mahalingam street, Mahalingapuram, Nungambakkam, Chennai - 600034 Promoter of the proposed project in the name **SAMEERA OVIYAM PHASE- II** for laying out of house sites for the land measuring an extent of 3.23 Acres, comprised **Survey No: 558/1A, 559/2, 559/3A2, 559/3B1, 559/3B3 & 559/3C Existing approved SWP/DTCP/Kanchipuram/layout no.206/2025 Survey No: 560/2C, 560/2D & 561/2Ept, Plot no.161 & 162 of Singadivakkam village, Kancheepuram Taluk, Kancheepuram District** and Application submitted with TNRERA Registration No. **TNRERA/APPL/PLF/5743/2026**. and state of Tamil Nadu do hereby Solemnly declare, undertake and state as under:

We state that we are the deponent herein and applied TNRERA application on 15.08.2026 vide Application No. **TNRERA/APPL/PLF/5743/2026**.

NOTARY
D JAYACHANDRAN
CHENNAI CITY
G O MS No.521/22
GOVT. OF TAMILNADU, INDIA

For PONMALAA PROPERTIES LLP

AUTHORISED SIGNATORY

We are the Promoters of the proposed layout Project Known as " SAMEERA OVIYAM PHASE- II " for laying out of house sites for the land measuring an extent of 3.23 Acres, comprised **Survey No: 558/1A, 559/2, 559/3A2, 559/3B1, 559/3B3 & 559/3C Existing approved SWP/DTCP/Kanchipuram/layout No.206/2025 Survey No:560/2C, 560/2D & 561/2Ept, Plot Nos.161&162 of Singadivakkam village, Kancheepuram Taluk, Kancheepuram District** and state of Tamil Nadu and proposed to be registered with Tamil Nadu Real Estate regulatory (TNRERA) under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

We state that the above said Layout Project Comprises land in survey Nos. **Survey No: 558/1A, 559/2, 559/3A2, 559/3B1, 559/3B3 & 559/3C Existing approved SWP/DTCP/Kanchipuram/layout no.206/2025 Survey No: 560/2C, 560/2D & 561/2Ept, Plot no.161 & 162 of Singadivakkam village, Kancheepuram Taluk, Kancheepuram District** measuring an extent of 106532.00 Sq.mts and is developed as per the plan issued by **by DTCP APPROVAL NO. SWP/D.DTCP/KANCHEEPURAM DISTRICT - LAYOUT No:132/2026 dated. 20.05.2026.** The The District Collector, Kancheepuram issued the wet land NOC No. **COLKPM/154/2025/B1 Date 24/03/2025**.and instructions conditions regarding sand filling and ground level should not less than at (+) 67.780m regulation in the said layout area.

We hereby solemnly affirm and undertake that the developmental work for entire layout are is Completed. Strictly in accordance with the **The District Collector, Kancheepuram issued the wet land NOC No. COLKPM/154/2025/B1.**

Conditions of the Executive Engineer, Water Resources Department, Lower Palar Basin Division:

To prevent **floodwater impact** on the applicant's survey-number lands, the ground levels of the applicant's lands shall be **raised gradually and uniformly**, as specified in the table below.

வ. எண்	நில புல எண்	பரப்பளவு (ஹெக்டேர்)	தற்போதைய தரைமட்ட அளவு (மீ)	மண் கொட்டி உயர்த்தப்பட வேண்டிய மட்ட அளவு	மண் கொட்டி உயர்த்தப்பட வேண்டிய உயரம் (மீ)
1	538/1	0.33.0	(+) 66.320	(+) 67.780	1.460
2	559/2	0.26.0	(+) 66.560		1.220
3	559/3A2	0.17.0	(+) 66.560		1.220
4	559/3B1	0.05.0	(+) 66.560		1.220
5	559/3B3	0.54.50	(+) 66.560		1.220
6	559/3C	0.05.50	(+) 66.560		1.220
7	560/2	0.25.0	(+) 66.740		1.040
8	561/2	0.52.0	(+) 66.750		1.030

NOTARY
O JAYACHANDRAN
CHENNAI CITY
G O MS No.52/22
GOVT. OF TAMILNADU, INDIA

General Conditions

1.The plots for which the company is seeking the certificate shall be developed at a higher level than the existing road level.

2. The company shall provide adequate drainage facilities and wastewater channels within its own premises. Further, proper arrangements shall be made for the free flow of rainwater during the monsoon season.

3. Before making any changes to the proposed construction, prior intimation shall be given to the concerned authorities.

4. During construction activities, the debris/waste materials generated shall not be dumped in public places. They shall be collected within the premises and disposed of properly in accordance with the rules and regulations of the Tamil Nadu Pollution Control Board.

5. Proper soil testing shall be carried out through an approved engineer, and the building shall be constructed with a suitable foundation based on the nature and condition of the soil.

6 The wastewater discharged from the buildings constructed in the company's plots shall not be allowed to mix with the nearby rainwater harvesting/ drainage system. Necessary arrangements shall be made within the company's premises, at its own cost, after obtaining proper guidelines from the concerned competent authorities.

7. The company shall carry out development works in the plot as per the measurements specified by the Revenue Department and the Public Works Department authorities. In particular, no government poramboke land, road, or channel shall be encroached upon.

8. The company shall ensure that the rainwater falling within the plot is properly collected and directed to the designated location through the drainage arrangement, as per the instructions of the concerned authorities. No obstruction shall be caused to the natural flow of rainwater while the government authorities carry out their inspection.

9. The company shall obtain the necessary permission from the concerned Public Works Department authorities before carrying out any construction work in the plot. No construction work shall be undertaken without obtaining the required permission from the concerned department.

10. The channels located between the survey numbers for which the company is seeking the No Objection Certificate (NOC) shall be maintained at the company's own cost. As per the Revenue Department records, the width of the channels shall be maintained without any encroachment. Even after completion of the construction works, necessary arrangements shall be made at the company's own cost to ensure that there is no obstruction to the flow of water through the channels located within the adjoining fields.



11. Bore wells shall be constructed only after obtaining prior permission from the concerned authorities, as per the existing Government rules and regulations. The bore wells so constructed shall not cause any adverse impact on agricultural water sources.

12. During periods of heavy rainfall, suitable culverts and drainage channels shall be provided around the survey field for which the NOC is sought, so that rainwater does not stagnate within the said field and can be properly discharged.

13. The permission granted to the company shall not be transferred, either wholly or partially, to any other person. If, at any point in the future, any discrepancy or deficiency in the documents is found, the NOC shall be cancelled without any prior notice.

14. Any land acquisition, land conversion, or other activities in the lands mentioned in this NOC shall be subject to the provisions of the Tamil Nadu Land Use/Conversion laws and regulations.

15. The above conditions shall be applicable to the proposed site, and the competent District Administration authorities shall have the power to take appropriate action whenever necessary.

16. The site for which the NOC is being sought shall also be included in any future decision/order relating to the lands covered under the NOC.

17. This NOC is being issued based on the Government Order No. 302 of the Housing and Urban Development Department, dated 29.12.2010, and the Housing and Urban Development Department, Chennai-02, Circular No. 24935/2010/UD4, dated 07.03.2011. Further, based on the above-mentioned conditions and the Government guidelines, the NOC is issued for the purpose of residential use and other permitted uses.

Special Conditions

1. The lands in Survey Nos. 543, 544 (MDR), 551, 552 and 559/1, which are situated within the limits of Maduranthagam Taluk, are located adjacent to the Maduranthagam Tank. Survey No. 600 is also situated as a large irrigation channel/area. Therefore, no additional construction or development shall be carried out in the water-course/irrigation areas, and the existing nature of the water channel shall be preserved without alteration for the benefit of the lands located nearby.

2. For the institutions/establishments concerned, since Survey No. 544 (MDR) and Survey Nos. 551, 552 and 559/1 are located near the water-course, a small bridge/culvert shall be constructed after obtaining the necessary permission from the Water Resources Department (WRD) to provide access to the lands of the concerned institutions.



3. The land in Survey No. 560/1, situated near the Maduranthagam Tank, is located close to the Sri Ayyappa Swamy Temple at Kottai/Puliyur. Therefore, no additional construction/development shall be undertaken in the said lands.

4. For the lands situated near the Maduranthagam Tank, no interference or obstruction shall be caused to the lands belonging to the other pattadars/landholders situated nearby.

5. In the lands covered by Survey Nos. 458/1E1F2, 545/1, 545/3B2, 546/1/1,2, 560/2 and 561/2, if electricity is supplied through the existing overhead electrical lines, the electricity-related facilities/structures shall be obtained with proper permission from the Tamil Nadu Electricity/Power Distribution authorities (TANGEDCO) and the concerned Electricity Board/authority.

The above development works are completed. Therefore, we request the Authority to register the project as completed and hereby Solemnly declare, undertake and state as under:

We hereby undertake and agree to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non-fulfillment of the conditions stipulated in aforesaid letter of the Chief Engineer, WRD Department, Chennai Region.

VERIFICATION

We, **M/s.PONMALAA PROPERTIES LLP** residing No.6/11, Mahalingam street, Mahalingapuram, Nungambakkam, Chennai-600034 do hereby verify that the contents of the above affidavit are true and correct to the nest of our knowledge, belief and information.

Verified at Chennai, on this 26th AUG 2026

Signature of the deponents

NOTARY
P JAYACHANDRAN
CHENNAI CITY
G O MS No.521/22
GOVT. OF TAMILNADU, INDIA

26/8/26
P. JAYACHANDRAN, B.Sc., B.L
ADVOCATE & NOTARY PUBLIC
C.M.M. COURT, EGMORE, CHENNAI-8
CELL : 94444 55245
TRUE COPY & ATTESTED





Lr. P. JAYACHANDRAN, B Sc., B.L.,
NOTARY PUBLIC
C.M.M. COURT, EGMORE, CHENNAI-8.
CELL: 94444 55245
True Copy & Attested

G.O.(MS) No:521/22

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U.P. JAYACHANDRAN, B.Sc., B.L. G.O.(MS) No:521/22 NOTARY, CHENNAI

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

Verified RealEstate
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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.