

LEGAL DECLARATION AND STATEMENT OF TITLE HISTORY

VISMAYA PROJECT PROPERTY — SURVEY NOS. 1408/2A, 1408/2B & 1408/2C1A
Thaiyur 'B' Village, Thiruporur Taluk, Chengalpattu District

For the information of purchasers, stakeholders, financial institutions, authorities and the general public

1. PURPOSE AND SCOPE OF THIS DECLARATION

This Declaration is issued to place, in one coherent and professionally verified statement, the material title history presently relied upon in relation to the Vismaya Project property and to place the public on notice regarding the pendency of O.S. No. 883 of 2025. It is intended to distinguish documented title records and judicial records from unverified allegations, rumours, social-media narratives or statements circulated without reference to the underlying public documents.

2. HISTORY AND CONTINUITY OF THE REAL-ESTATE ENTERPRISE

The Nirmann Developers group associated with the present project have been engaged in real-estate development, property marketing and allied development activities from Chennai since 1999. Over the years, the enterprise has carried on its activities openly and continuously, dealing with landowners, purchasers, professionals, statutory authorities, financial institutions and other stakeholders in the ordinary course of business. The business has operated for more than two decades without any established judicial finding that its ordinary development or marketing activities constitute fraud or illegality. The long and uninterrupted course of business is stated as a matter of commercial history and shall not be construed as a waiver of any legal right or as a representation that no litigation has ever arisen in relation to any individual property.

3. ORIGIN AND SUBDIVISION OF THE PROPERTY

The property now comprised in Survey No. 1408, Thaiyur 'B' Village, Thiruporur Taluk, Chengalpattu District, was subdivided in 1977 into Survey No. 1408/1, taken for road formation, and Survey No. 1408/2, which remained recorded in the name of Late Mr. Arumugam. A further subdivision of Survey No. 1408/2 took place in or around 1987, resulting in separate sub-numbers reflected in the revenue records, including Survey No. 1408/2A in the name of Smt. Jagathambal, Survey No. 1408/2B in the name of Mr. Ravikumar, Survey No. 1408/2C in the name of Mr. Selvakumar, and Survey No. 1408/2D jointly in the names of Mr. Ravikumar and Mr. Selvakumar.

4. SURVEY NO. 1408/2B — REGISTERED SETTLEMENT OF 16.11.2007

By registered Settlement Deed dated 16.11.2007, Document No. 10408/2007 on the file of the Sub-Registrar, Thiruporur, Mr. A. Ravikumar, son of Mr. Arumugam, settled upon his wife, Mrs. R. Thavamani, inter alia, Survey No. 1408/2B measuring 1.32 acres (132 cents), then valued at Rs.65,80,000/-. The instrument expressly records Mrs. Thavamani as the wife of Mr. Ravikumar. The document is a registered public instrument, capable of independent verification from the registration records, subject to the certified copies and original records applicable to the transaction.

5. SURVEY NO. 1408/2A — REGISTERED SETTLEMENT OF 12.04.2023

Survey No. 1408/2A, originally recorded in the name of Smt. Jagathambal, was settled by her upon her son, Mr. Selvakumar, under registered Settlement Deed dated 12.04.2023, Document No. 8972/2023 on the file of the Sub-Registrar, Thiruporur. The corresponding patta is stated to stand in the name of Mr. Selvakumar.

6. SURVEY NO. 1408/2C1A — 2023 AND 2025 SETTLEMENTS

Survey No. 1408/2C1, measuring 120 cents, was settled by Mr. Selvakumar upon his son, Mr. S. Preeth Kumar, under registered Settlement Deed dated 12.04.2023, Document No. 8977/2023. Subsequently, by registered Settlement Deed dated 03.02.2025, Document No. 2228/2025, Mr. Preeth Kumar settled 22 cents forming the southern portion back upon his father, Mr. Selvakumar. That 22-cent portion was thereafter recorded as Survey No. 1408/2C1B under Patta No. 7409 and is stated to form no part of the present project. The remaining 98 cents retained by Mr. Preeth Kumar under Patta No. 6056 is recorded as Survey No. 1408/2C1A and forms part of the present project.

7. EARLIER JUDICIAL PROCEEDINGS — M.C. NO. 12 OF 1990 AND REVISION

The 1st Plaintiff's claim to be the legally wedded wife of Mr. Ravikumar was the subject matter of M.C. No. 12 of 1990 before the learned Judicial Magistrate No. I, Chengalpattu. By order dated 31.03.1995, the learned Magistrate rejected the claim of the 1st Plaintiff to maintenance in the capacity of legally wedded wife, while granting maintenance to the 2nd Plaintiff as a minor child on the footing recorded in that proceeding. The finding concerning the 2nd Plaintiff's paternity was carried in revision before the Hon'ble High Court of Judicature at Madras in CrI.R.C. No. 368 of 1995 and CrI.R.P. No. 367 of 1995, and by order dated 28.11.1996 the revision was dismissed. The present Declaration records these matters only to identify the existence and nature of the earlier judicial proceedings; the certified orders should be read for their precise operative effect.

8. EARLIER CIVIL SUIT — O.S. NO. 89 OF 1991

The 1st Plaintiff had earlier instituted O.S. No. 89 of 1991 seeking, inter alia, reliefs touching properties now referred to in the present dispute. The suit was dismissed for default on 15.09.1999 and, on the information presently relied upon, was not restored for more than two decades. The plaint in that earlier suit is stated to have included Survey No. 1408/2B among the properties described as being held by Mr. Ravikumar in his own right. The certified plaint, docket and final order should be relied upon for any proceeding requiring a formal finding on res judicata, constructive res judicata, limitation or the precise scope of the earlier cause of action.

9. PRESENT LITIGATION — O.S. NO. 883 OF 2025

O.S. No. 883 of 2025 is pending and is therefore expressly acknowledged. No statement in this Declaration is intended to prejudice the final adjudication of that suit. The defence position is that the present claims must be tested strictly against the registered title documents, revenue records, earlier judicial proceedings, limitation principles, the pleadings themselves and the applicable law. Pending litigation, by itself, should not be converted into a public declaration that the title of every parcel comprising the project is invalid.

10. PROPERTY-WISE APPROACH TO TITLE

The project comprises distinct survey numbers with separate documentary histories. Survey Nos. 1408/2A and 1408/2C1A arise through separate family branches and registered instruments. Survey No. 1408/2B has a distinct chain originating from Mr. Ravikumar and the registered Settlement Deed of 2007. Accordingly, any legal claim concerning one survey number, one instrument or one person cannot, without legal and factual proof, automatically be extended to every parcel forming part of the project.

11. PUBLIC RECORDS AND INDEPENDENT VERIFICATION

The material documents referred to herein are, subject to the availability and authenticity of certified copies, matters capable of independent verification through the Registration Department, revenue records and judicial records. Prospective purchasers and professional advisers are encouraged to conduct their own independent title verification and obtain appropriate legal opinions. Nothing herein is intended to prevent a bona fide purchaser from making any enquiry that the law permits.

12. POSITION REGARDING UNVERIFIED ACCUSATIONS

In recent communications and public/social-media narratives, allegations concerning the project and the persons connected with it have, on the facts presently known, appeared to be advanced without a fair reference to the complete documentary and judicial record. Where allegations are repeated, embellished, circulated to purchasers or published online with the intention or knowledge that they will injure commercial reputation, the circumstances may legitimately give rise to an inference of an improper or defamatory purpose. Such inference shall, however, be established on evidence in the appropriate forum and is not asserted here as a concluded judicial finding.

13. LEGAL POSITION ON REPUTATION AND DEFAMATORY PUBLICATIONS

The Bharatiya Nyaya Sanhita, 2023, Section 356 recognises defamation where an imputation concerning a person is made or published with the requisite intention or knowledge of reputational harm, and the provision expressly extends to imputations concerning a company, association or collection of persons. The statutory exceptions, including truth coupled with public good and substantially true reports of court proceedings, remain applicable. Accordingly, this Declaration does not seek to suppress legitimate criticism, lawful reporting or bona fide legal proceedings; it places persons on notice against knowingly false, malicious, fabricated or misleading publications.

14. RESERVATION OF CIVIL, CRIMINAL AND CYBER REMEDIES

Without prejudice to all rights and remedies, the Nirmann Developers reserve the right to initiate appropriate civil proceedings for declaration, injunction, mandatory relief, damages and other consequential remedies; appropriate criminal proceedings where the ingredients of an offence are made out; and appropriate cyber-crime, intermediary or other statutory complaints in respect of online publications, impersonation, fabricated documents, coordinated harassment, fraudulent representations or other unlawful digital conduct. Depending upon the precise facts, the Bharatiya Nyaya Sanhita, 2023 and other applicable enactments may be invoked. No provision is cited mechanically; the exact statutory provisions will be selected after examination of the actual content, authorship, publication, intent, dissemination and resulting injury.

15. CONCLUSION

The title history set out above is intended to place the documentary record in its proper chronological context. The existence of O.S. No. 883 of 2025 is disclosed transparently. At the same time, neither the pendency of a suit nor an untested allegation should be represented as a judicial finding of fraud, illegality or loss of title. Any person wishing to question the project is called upon to do so through lawful proceedings and with reference to authentic records, rather than through rumours, anonymous publications, social-media campaigns or communications designed to alarm purchasers.

ADVOCATE'S PROFESSIONAL CERTIFICATION / DECLARATION

I, G. Geethanjali, Advocate, Madras High Court, state that this Declaration has been prepared on the basis of the documents and information made available for professional review, including the title documents and judicial records referred to above. The statements concerning dates, document numbers, survey numbers and proceedings are to be read subject to verification against the original/certified records. This professional declaration is not a guarantee of the result of any pending litigation and does not substitute the independent title due diligence that a purchaser or financial institution may choose to undertake.

Place: Chennai

Date: 16.08.2026

G. GEETHANJALI, B.Sc., M.S.W., B.L.

Advocate — Madras High Court

G. GEETHANJALI, B.Sc., M.S.W., B.L.

Advocate — Madras High Court

CHAMBER:

Administrative Tribunal Association,
2nd Floor, Family Court Buildings,
Madras High Court Campus,
Chennai – 600 104
Email: advgeethanjaliofficial@gmail.com

OFFICE:

No. 52, Ground Floor, Ankur Plaza,
G.N. Chetty Road, T. Nagar,
Chennai – 600 017
Ph: 9944095533

PUBLIC LEGAL NOTICE AND CEASE-AND-DESIST WARNING REGARDING FALSE, MISLEADING, DEFAMATORY AND UNVERIFIED PUBLICATIONS CONCERNING VISMAYA PROJECT

NOTICE TO ALL CONCERNED: This Public Legal Notice is issued on behalf of the concerned Nirmann Developers and stakeholders to protect their lawful business reputation, commercial interests, purchasers and the integrity of the documentary title record.

1. BACKGROUND

The Nirmann Developers group associated with the project has carried on real-estate development, property marketing and allied activities from Chennai since 1999 and has built its business through sustained dealings with landowners, purchasers, professionals and statutory authorities. The present project is supported by registered title instruments and revenue records as described in the accompanying Declaration.

2. THE PENDENCY OF LITIGATION IS NOT A LICENCE TO DEFAME

While O.S. No. 883 of 2025 remains pending, all concerned persons are expected to respect the sub judice nature of the dispute and refrain from presenting disputed allegations as established facts or conducting a parallel trial through social media, messaging platforms, public meetings or other channels. Where a publication or other conduct satisfies the statutory ingredients of criminal contempt by prejudicing or tending to interfere with the due course of a judicial proceeding or the administration of justice, the person responsible may be proceeded against before the competent court in accordance with law. This warning does not seek to restrain fair and accurate reporting of judicial proceedings, bona fide legal submissions, or other conduct protected by the recognised exceptions under the law.

While O.S. No. 883 of 2025 remains pending, all concerned persons are expected to respect the sub judice nature of the dispute and to refrain from publicly presenting disputed allegations as established facts or from conducting a parallel trial through social media, messaging platforms, public meetings or other channels. The Contempt of Courts Act, 1971 recognises as criminal contempt publication or other conduct which scandalises or tends to scandalise the authority of a court, or which prejudices, interferes or tends to interfere with the due course of a judicial proceeding or the administration of justice. At the same time, the law preserves fair and accurate reporting of judicial proceedings and other recognised exceptions; therefore, this Notice is directed at conduct that actually attracts the statutory ingredients of contempt and not at lawful reporting or bona fide legal criticism. Any person whose publication or conduct is shown to satisfy those ingredients may be proceeded against before the competent court in accordance with law.

O.S. No. 883 of 2025 is pending. The existence of a pending proceeding is openly acknowledged. However, no person has the right to transform allegations in a pending suit into purported facts, to pronounce upon disputed title as though acting as a court, or to circulate statements calculated to cause purchasers, banks, investors or members of the public to believe that fraud or illegality has already been judicially established.

3. PROHIBITED CONDUCT

- Publishing or forwarding false statements that the project, developer, promoters or title documents are fraudulent, fabricated, illegal or sham, without a lawful and evidentiary basis.
- Representing that a court has declared the entire project or all survey numbers to be invalid when no such final declaration exists.
- Publishing edited screenshots, fabricated documents, misleading extracts, manipulated videos, anonymous posts or selectively presented material intended to create a false impression.
- Contacting purchasers, prospective purchasers, brokers, financial institutions or business associates with false statements intended to induce cancellation, non-payment, withdrawal or commercial loss.
- Creating or operating social-media accounts, websites, groups or messaging channels for impersonation, coordinated harassment, intimidation or systematic dissemination of false allegations.
- Re-publishing a defamatory statement after being informed of its falsity, particularly where the publisher has been supplied with the underlying records.

3A. LIABILITY OF PERSONS WHO KNOWINGLY AMPLIFY OR REPUBLISH

A person cannot necessarily avoid responsibility merely by claiming to be a secondary participant where the evidence establishes that, after acquiring actual knowledge of the falsity or unlawfulness of the content, he or she knowingly republishes, forwards, materially endorses or otherwise deliberately amplifies the impugned publication. Accordingly, any person who, with actual knowledge and conscious participation, shares, republishes or materially disseminates the offending content may be proceeded against, independently or jointly as the facts and applicable law warrant, for the consequences flowing from that conduct. Mere passive viewing, an inadvertent transmission, or conduct protected by law is not, by this Notice alone, declared criminal; liability will depend upon proof of the relevant act, knowledge, intention and statutory ingredients. Where a particular like, comment, endorsement or share itself constitutes a knowing and deliberate contribution to the unlawful dissemination, the same will be preserved as evidence and placed before the competent forum for appropriate action.

4. FORMAL CEASE-AND-DESIST DEMAND

All persons presently publishing, forwarding, endorsing, hosting or otherwise disseminating any false, defamatory, malicious or materially misleading statement concerning the project or the Nirmann Developers are hereby called upon to immediately CEASE AND DESIST from such conduct. They are further called upon, within 48 hours of receipt/publication of this Notice, to remove the offending content within their control, refrain from further circulation, preserve all relevant records and issue a suitable clarification/retraction where the publication has been made to purchasers, customers or the public.

5. PRESERVATION OF DIGITAL EVIDENCE

Any person receiving this Notice is specifically called upon to preserve the original posts, URLs, account details, messages, e-mails, metadata, device records, forwarding history, screenshots and other relevant electronic evidence. Deletion after receipt of this Notice will not necessarily extinguish liability and may be relevant to the evidentiary record. The Nirmann Developers likewise reserve the right to preserve and place the relevant digital material before the competent authorities or courts.

6. CIVIL REMEDIES

In the event of continued publication or threatened publication, the Nirmann Developers shall be entitled to seek appropriate civil remedies, including interim and permanent injunctions, mandatory directions for removal/correction, damages for injury to reputation and business, recovery of litigation expenses and such other relief as may be available in law. Where appropriate, urgent interim relief may be sought without further correspondence.

7. CRIMINAL REMEDIES

Where the factual ingredients of a criminal offence are disclosed, appropriate criminal complaints shall be lodged before the competent police authority/Magistrate. Section 356 of the Bharatiya Nyaya Sanhita, 2023 specifically deals with defamation, and Section 222 of the Bharatiya Nagarik Suraksha Sanhita, 2023 governs prosecution for defamation by complaint of the aggrieved person, subject to the statutory scheme and exceptions. Depending upon the conduct involved, additional offences may also arise; the precise provisions will be determined from the actual evidence.

8. CYBER-CRIME AND ONLINE PUBLICATIONS

Where the defamatory or unlawful conduct occurs through Instagram, Facebook, YouTube, X, websites, WhatsApp, Telegram, e-mail or other electronic means, appropriate cyber-crime complaints and applications to the relevant intermediaries/platforms may be made, together with requests for preservation, identification, takedown or other relief wherever legally available. The Information Technology Act, 2000 contains provisions concerning computer-related offences, identity theft, personation, privacy and intermediary preservation, among other matters; the applicability of any particular provision will depend upon the actual conduct and evidence. This Notice therefore does not incorrectly equate every online defamation with an offence under the IT Act.

9. WARNING AGAINST FALSE CLAIMS OF ‘PUBLIC INTEREST’

A genuine purchaser enquiry, bona fide legal advice, truthful report of judicial proceedings or good-faith communication to a competent authority is not being restrained. What is objected to is the deliberate manufacture or circulation of falsehoods under the appearance of public interest. Truth, good faith and the statutory exceptions to defamation remain matters of law. The present Notice is therefore directed specifically against unlawful and defamatory conduct, not legitimate criticism or lawful recourse.

10. FINAL WARNING

TAKE NOTICE that any further publication, forwarding, republication, endorsement or amplification of materially false and defamatory allegations after receipt of this Notice will be treated as deliberate continuation of the wrongful conduct. The Nirmann Developers shall proceed, without further warning if circumstances warrant, before the competent civil court, criminal court, police/cyber-crime authorities and other statutory forums, and shall seek all consequential reliefs available in law. The costs and consequences of such proceedings shall be borne by the persons responsible, subject always to adjudication by the competent forum.

THIS NOTICE IS ISSUED WITHOUT PREJUDICE TO ALL RIGHTS, REMEDIES, CLAIMS, DEFENCES AND CONTENTIONS IN O.S. NO. 883 OF 2025 OR IN ANY OTHER PROCEEDING.

STATUTORY REFERENCES (FOR GUIDANCE):

- Bharatiya Nyaya Sanhita, 2023 — Section 356 (Defamation).
- Bharatiya Nagarik Suraksha Sanhita, 2023 — Section 222 (Prosecution for defamation).
- Information Technology Act, 2000 — applicable provisions depend on the precise electronic conduct; computer-related offences, identity theft/personation, privacy, preservation and blocking mechanisms may be relevant in appropriate cases.
- All statutory provisions are subject to their ingredients, exceptions, procedural requirements and judicial interpretation.

Legal caution: The reference to contempt is subject to the statutory test and recognised exceptions. Not every public discussion of a pending case constitutes contempt; the competent court will determine whether the particular publication or conduct satisfies the legal ingredients.

Place: Chennai

Date: 16.08.2026

G. GEETHANJALI, B.Sc., M.S.W., B.L.
Advocate — Madras High Court