Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

29 OCT 2025

CHENNA AFFORDABLE VENTURE LLP

EG 059466

J. KAMATCHI
STAMP VENDOR
L No: 1347/B2/CH (S) 2021-24 dt. 26-02-2021
No: 57, Wintersun Flat No: 4B,
4th Floor, Naldu Street,
Kottur, Chennai - 600 085.

AFFIDAVIT CUM DECLARATION

We, **M/s. CHENNAI AFFORDABLE VENTURE LLP** (PAN: AAPFC9031Q), having its Office at New No. 74, Old No. 55, First Avenue, Indira Nagar, Adayar, Chennai - 600 020, represented herein by its Authorised Signatory **Mr. SENTHIKUMAR. P,** [ID Proof: Aadhaar No. 4338 1253 4469] son of Mr. Pichandi, aged about 40 years, Land Owner/Developer of the Residential Layout project **"ISHA SWARNABHOOMI PHASE II"**, do hereby solemnly affirm and declare as under:

1. That in respect of the project titled **"ISHA SWARNABHOOMI PHASE II"** located at Survey No. 25/3A2 (Old Survey No. 25/3A), Panaveduthottam Village, Poonamallee Panchayat Union, Poonamallee Taluk, Tiruvallur District, Tamil Nadu State, **we confirm that no gifts deeds, have been provided to any party, purchaser, or stakeholder in connection with the said project.**

For CHENNAI AFFORDABLE VENTURE LLP

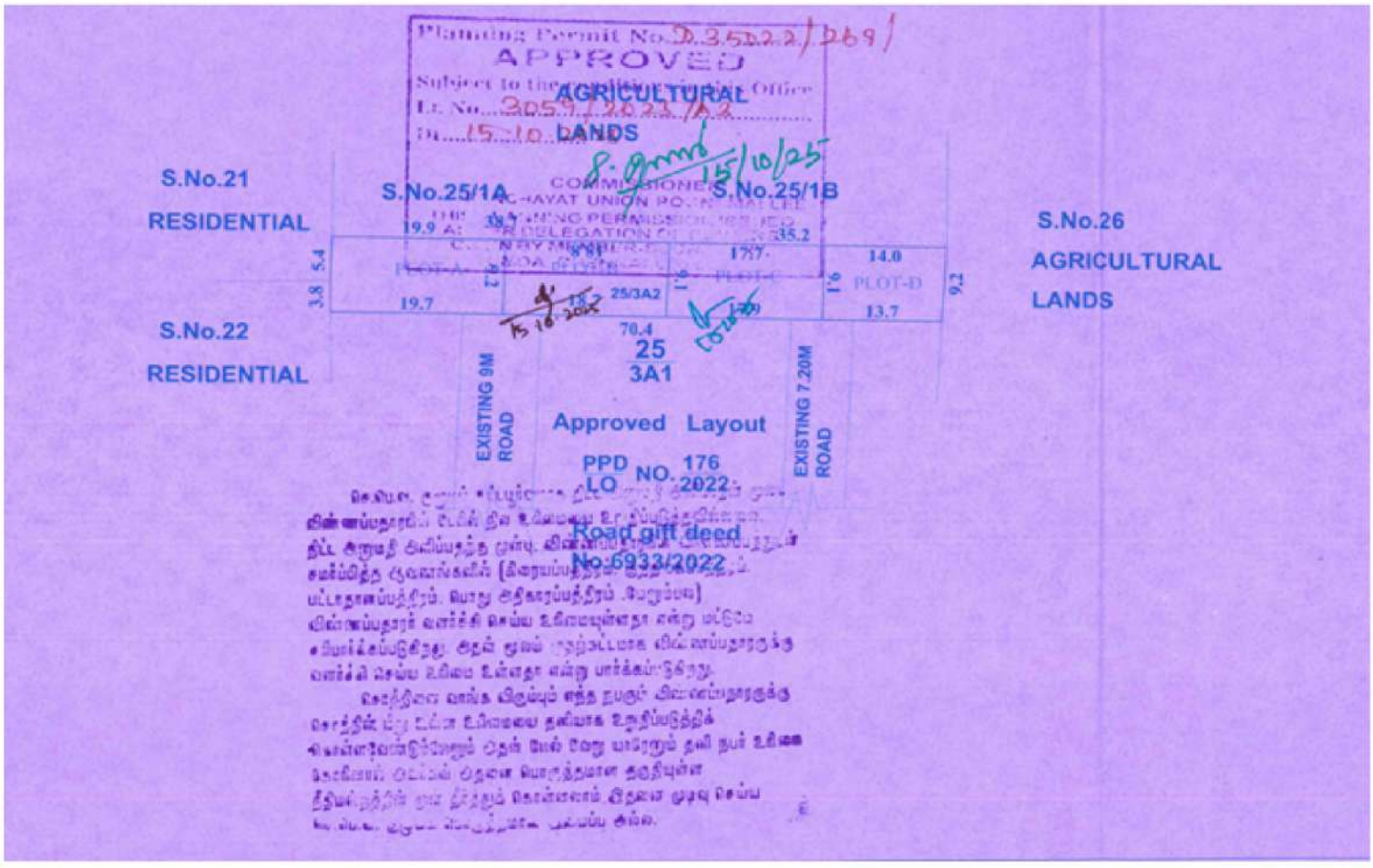
Authorised Signatory

2. That the project only includes the existing road as per the approved layout and no additional amenities, facilities, or benefits beyond those sanctioned by the competent authority have been offered.

3. That this declaration is made to comply with the requirements of the Real Estate (Regulation and Development) Act, 2016 (RERA) and to seek approval of the said project.

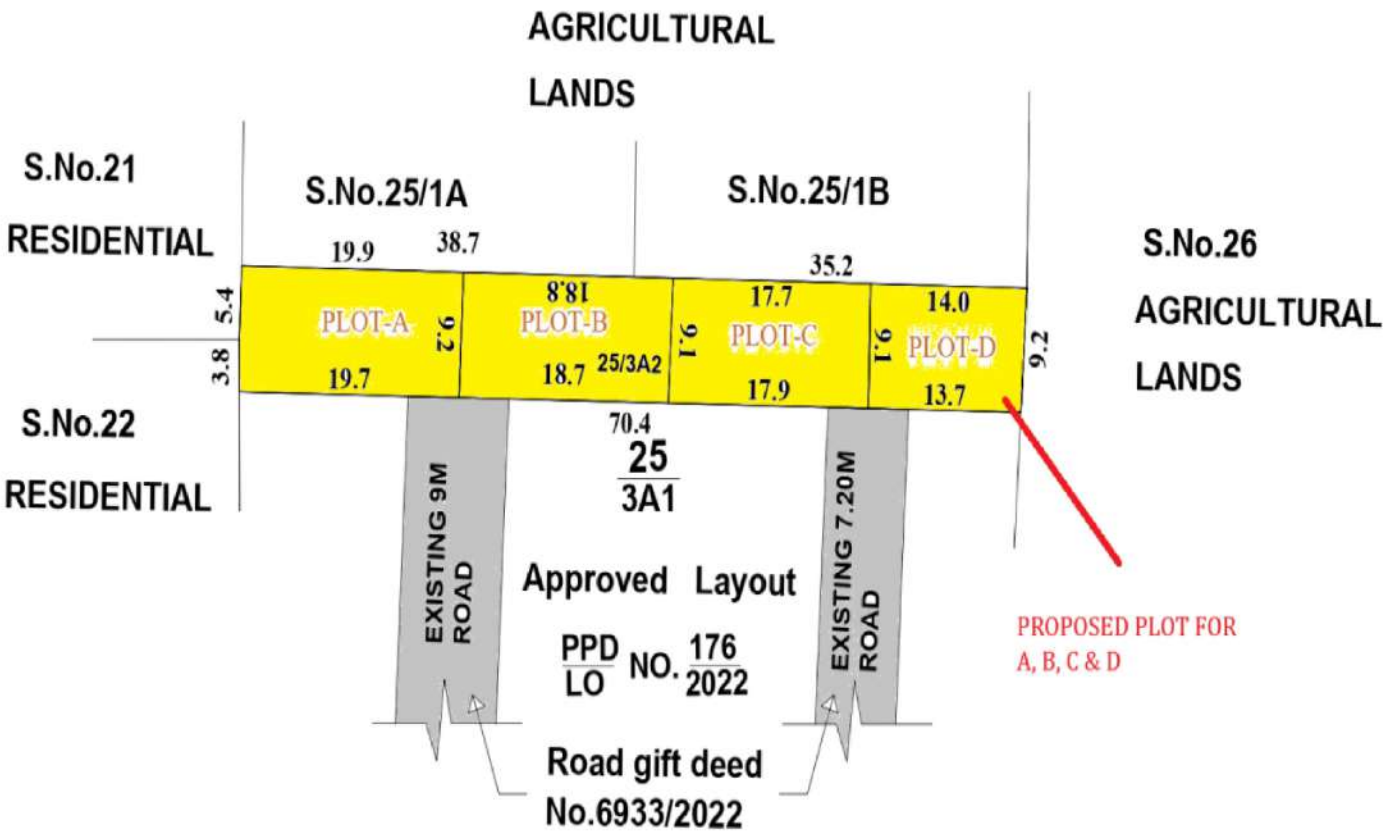
4. That the statements made herein are true and correct to the best of my knowledge and belief, and nothing material has been concealed therein.

5. Enclosed Local body Approved drawing plan.



For CHENNAI AFFORDABLE VENTURE LLP

Authorised Signatory



Place: Chennai

Date: 24.11.2025

For CHENNAI AFFORDABLE VENTURE LLP

Authorised Signatory

DEPONENT

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief. Verified at Chennai on this 24th day of November, 2025.

For CHENNAI AFFORDABLE VENTURE LLP

Authorised Signatory

(Signature of 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.