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RE REGULATORY RECORD

RERA Document

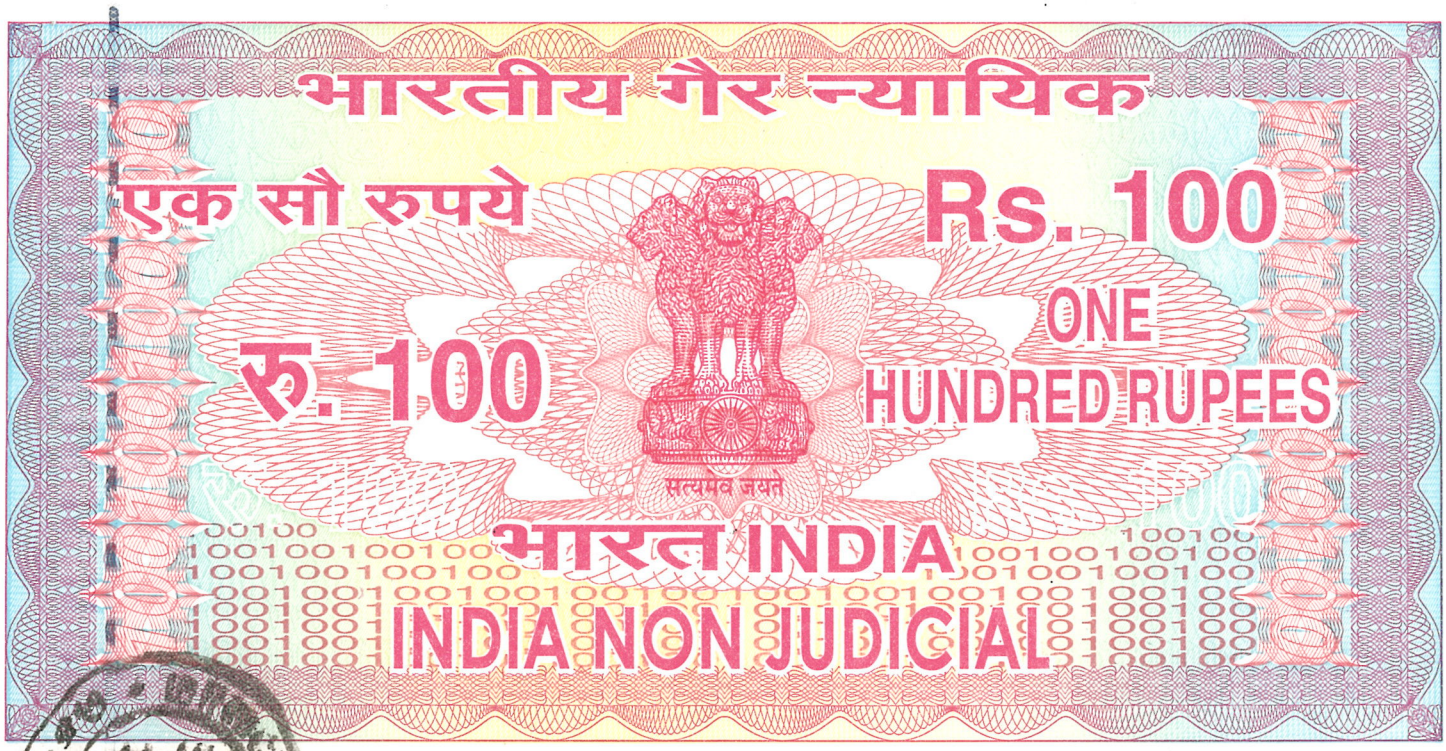
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

ET 510198

05 FEB 2026

M/s VGN Homes Private Limited
Chennai - 600030.

R.LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No:261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

AFFIDAVIT CUM DECLARATION

We, **M/s. VGN HOMES PVT LTD,** represented by its Director **Mr.B.R.Nandakumar**, the Promoter of the proposed project in the name of **"VGN HERITAGE SPRINGZ PHASE - II",** for laying out of house sites for the land measuring an extent of **4.305 Acres**, comprised in 46/7A, 46/8, 46/9A, 46/9C, 46/10B, 46/12B, 63/1, 64/2, 65 and 79/2, situate at Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District within the St. Thomas Mount Panchayat Union Limit and state of Tamil Nadu do hereby Solemnly declare, undertake and state as under:

For VGN HOMES PRIVATE LIMITED

Director

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
G.O.Ms.No.143/2023
GOVT. OF TAMIL NADU

ATTESTED

1. We state that we are the deponent herein and applied TNRERA application on 02.11.2025 vide Application No. TNRERA\PLF\8810\2025.

2. We state that we complied all the queries and completed all the amenities of Road and Park etc.

3. We state that we submitted NOC of WRD and complied all the WRD conditions as per in the Approved Plan which are mentioned herein as:

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-NOC 3107 OTTIYAMBAKKAM VILLAGE 5322/2024/DATED:28.06.2024 OBTAINED DURING RECLASSIFICATION IN FILE NO.A.R.NO.224/2024, DATED:11.11.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

a. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+) 5.900m [i.e. 0.525m below the datum of crest of the Ottiyambakkam Weir which is (+) 6.425m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 1.650m to 1.905m depending upon the existing field levels. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+)5.700m.

b. The applicant should clearly demarcate the boundary of his land especially on southern side before commencement of any developmental

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For VGN HOMES PRIVATE LIMITED

Director

ATTESTED

activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government Land / Water body (Odai) and the same should be maintained as it is in the revenue records.
If any damages occurred in the Odai, the same should be restored to its original condition at their own cost.

c. The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinety of the documents submitted

d. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

e. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law in both State & Central government from time to time.

f. The applicant should not object at any time for the maintenance works / improvements works of the Odai (surplus course) which are proposed to be carried out

g. The Applicant should not construct any cross masonry across the Odai (surplus course) without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

For VGN HOMES PRIVATE LIMITED

Director

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
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ATTESTED

h. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands/river. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.

(4) We hereby undertake and agree to indemnify future potential allottee's in this project against any losses, damages, claims, demands, costs, expenses, actions, proceedings and other consequences that may arise due to non-fulfillment of conditions mentioned in the aforesaid letter of WRD.

We state that the facts stated above are true and correct to the best of our knowledge and belief.

For VGN HOMES PRIVATE LIMITED

Director

Solemnly affirmed at Chennai on
this the 10th Day of March 2026.

DEPONENT

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
G.O.Ms.No.143/2023
GOVT. OF TAMIL NADU

ATTESTED

10/03/26

K.S. SHANMUGAM
ADVOCATE & NOTARY PUBLIC
EGMORE COURT ADVOCATE ASSOCIATION
EGMORE, CHENNAI - 600 008
CELL : 98413 59235

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.