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,
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FC 641010

22 MAR 2026

M/s. SGVS DEVELOPERS LLP

S.R. Pandithai
S.R. PANDITHAI
L.NO.: 184/B7/97
4/434, MUGAPPAIR WEST,
CHENNAI - 600 037.

AFFIDAVIT / DECLARATION

To
The Secretary,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Chennai, Tamil Nadu.

Subject: Declaration regarding 7.20 Meter Road Access

I, VANSH RANKA, S/o / SURESH RANKA aged **31 years**, residing at **No.961, Siyat House, 3rd Floor, Poonamallee High Road, Chennai – 600084**, being the Promoter / Authorized Signatory of the layout project namely **M/s. SGVS DEVELOPERS LLP ,** do hereby solemnly affirm and declare as follows:

1. That the layout project is situated at Survey No(s). **206/5B, 207/2, 208/2B, 208/3, 208/4A, 208/4B, 213/1, 213/2 & 213/3**, Village **Pondur 'C'** Taluk **Sriperumbudur** District **Kancheepuram.**
2. That the 7.20-meter-wide road shown as access to the layout is **not a private road owned, developed, or maintained by me/us**.

For SGVS DEVELOPERS LLP

Partner / Authorised Signatory

3. That the said 7.20-meter-wide road is a **Government/Public Road** under the control and maintenance of the competent Government / Local Authority.
4. That no ownership, title, or exclusive rights over the said road are claimed by me/us.
5. That the layout has access through the said Government/Public Road, and the same is available for public use.
6. I therefore request the Hon'ble TNRERA Authority to kindly consider this declaration and process the registration/application file further based on the above facts.

I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Place: **Kancheepuram**

Date: **02.06.2026**

Signature of the Deponent

Name: VANSH RANKA

Designation: Partner



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.