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,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

08 DEC 2025 Vernisha Project Pvt Ltd.

ER 453175.

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

Affidavit cum Declaration

We, 1. **M/s. VERNISHA PROJECT PRIVATE LIMITED**, Rep. by its Managing Director Mr.G.Jayachandran S/o. Mr.Gnanamuthu having office at No. Plot No. 3, 1st Floor, M.G.Chakrapani Nagar, Krishan Nagar, 11th Street, Maduravoyal, Chennai – 600 095 and **Mr.D.JAYACHANDRAN** S/o. late Mr.T.Devaraji aged about 45 years residing at No. 9/3, Rakshan Illam, Madhu Kovil Cross Street, Nesamani Nagar, Thirumullaivoyal, Chennai – 600 062, the promoter of the proposed project **"ANNAI AVENUE TINDIVANAM"** comprised in Survey No. 42/2B2, Situated at Kollaar Village, Tindivanam Taluk, Villupuram District, do hereby solemnly affirm and declare as follows:

1. We submit that we are the owner and promoter of the above said proposed project.
2. We submit that we have developed the proposed project and completed the development of the entire project.

NOTARY PUBLIC K. SIVAMUGAM GOVT. OF CHENNAI G.O.Ms.No.143/2021 GOVT. OF TAMIL NADU

For VERNISHA PROJECTS PVT.LTD.,

Managing Director

3. We further submit that we have received a query alleging that a compound wall has been constructed in the project site, thereby blocking the access to the adjacent land owner.

4. In this regard, we respectfully submit that the said compound wall was constructed by the adjacent land owner and not by us.

5. We hereby undertake and assure that we have not blocked and will not block any access to the adjacent land owner in any manner whatsoever.

6. We submit that the above statements are true and correct to the best of our knowledge, belief, and information.

For VERNISHA PROJECTS PVT.LTD.,

Managing Director

DEPONENTS

Solemnly affirmed at Chennai
on this 13th day of January 2026
and signed their sign in my presence

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

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


GPS Map Camera
Kollar, Tamil Nadu, India
6hxr+c3q, Kollar, Tamil Nadu 604206, India
Lat 12.248836° Long 79.590751°
Monday, 12/01/2026 05:41 PM GMT +05:30
Google


GPS Map Camera
Kollar, Tamil Nadu, India 🇮🇳
Sugar Cane Juice - Karumbu Juice Kadai - கரும்பு சாறு கடை, Near, Vijay Nagar, Kollar, Tamil Nadu 604206, India
Lat 12.247915° Long 79.590692°
Monday, 12/01/2026 05:40 PM GMT +05:30
Google


GPS Map Camara
Kollar, Tamil Nadu, India
6hxr+c3q, Kollar, Tamil Nadu 604206, India
Lat 12.248147° Long 79.590546°
Sunday, 04/01/2026 01:15 PM GMT +05:30
Google


GPS Map Camara
Kollar, Tamil Nadu, India
Sugar Cane Juice - Karumbu Juice Kadai - கரும்பு சாறு கடை,
Near, Vijay Nagar, Kollar, Tamil Nadu 604206, India
Lat 12.247458° Long 79.590561°
Sunday, 04/01/2026 01:03 PM GMT +05:30
Google


GPS Map Camara
Kollar, Tamil Nadu, India
Sugar Cane Juice - Karumbu Juice Kadai - கரும்பு சாறு கடை,
Near, Vijay Nagar, Kollar, Tamil Nadu 604206, India
Lat 12.248021° Long 79.590617°
Sunday, 04/01/2026 01:20 PM GMT +05:30
Google


GPS Map Camera
Kollar, Tamil Nadu, India 🇮🇳
Sugar Cane Juice - Karumbu Juice Kadai - கரும்பு சாறு கடை, Near, Vijay Nagar, Kollar, Tamil Nadu 604206, India
Lat 12.247915° Long 79.590692°
Monday, 12/01/2026 05:40 PM GMT +05:30
Google

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.