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RE REGULATORY RECORD

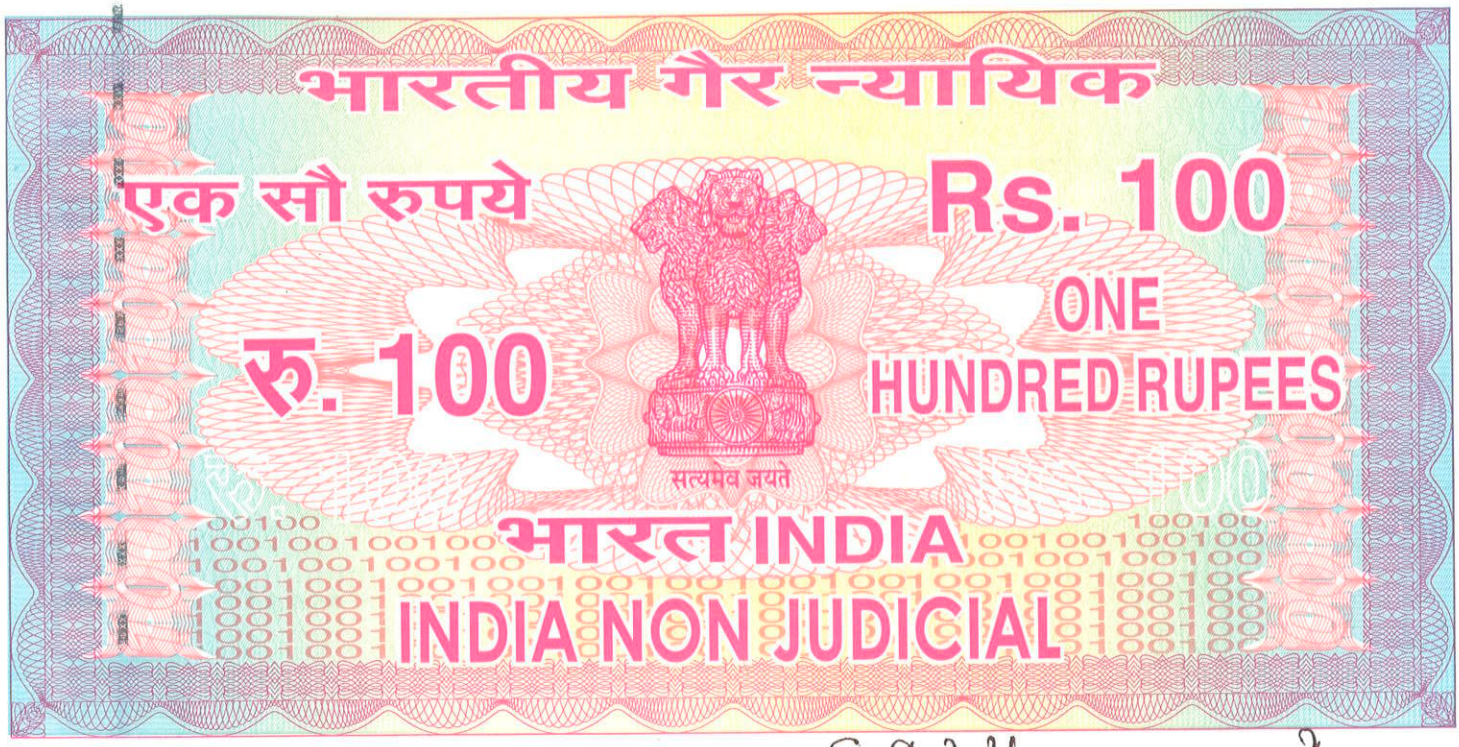
RERA Document

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Published for reference. The authority's own register is the operative record.

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தமிழ்நாடு तमिलनाडु TAMILNADU

8 9 2 26

EY 481612

K. MAHALAKSHMI
SVL No. 3016/2/2/95.
New No 11 Old No.8. 2nd Street,
Mangalapuram, Chetpet
Chennai-31 Cell: 93828 95090

மாவட்டக்குற்றவியல் நடுவர் சென்னை-600031
அக்டோபர்
27.10.2025

R. David viggles

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration **Mr.R.David Viggles**, promoter of the proposed project

" PR Avenue "

Survey Number: 10/2 – Site Extent: 1650.00 Sq.m,
Layout no: 41/2026, Sirunamalli Village , Nemili Taluk,
Ranipet District ,Tamilnadu State.

I, **Mr.R.David Viggles**, promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

R. David

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with_____ who possess a legal title to the land on which the development of the proposed project is to be carried out

   AND
   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances. OR
   Possess such encumbrances as_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **Completed**

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

R. Dutt

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

R. Dutt

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Ranipet Dist** on this **10th** day of **Sep- 2026**.

R. Dutt

Deponent

Form-5
Certificate by Architect/Licensed Surveyor
(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project: Survey Number: 10/2 – Site Extent: 1650.00 Sq.m, Layout no: 41/2026, Sirunamalli Village , Nemili Taluk, Ranipet District, Tamilnadu State.

Date: 10.09.2026

Mr.R.David Viggles (Name of the Promoter)

No .22 , Town Hall 1st street , Arakonam, Ranipet - 631001 Address of the Promoter)

Subject: Certificate for **PR Avenue** (Name of the project)

Ref:_____(TNRERA RegistrationNumber)

Sir,

I, **Er.T.Murugan DCE** (name of the Architect/ Licensed Surveyor) having License No. **CGLRGN/RE/2020/08/014** had under taken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **PR Avenue** (name of the project) situated on the Plot bearing Survey no **10/2** Plot no. **8** demarcated by its boundaries(latitude and longitude of the endpoints)to the North 13.021980 "N to the South 13.022006"S to the East 79.624533"E to the West of Division 79.281286"W Village **Sirunamalli** Taluk **Nemili** District **Ranipet** measuring **1650.00 sq.mts**. Being developed **Mr.R.David Viggles,** (Name of the Promoter).

Based on site inspection carried out by me with respect to each of the Plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout

plan sanctioned by DTCP Ranipet (Name of the sanctioned authority) vide Planning Permission No. 41/2026 dated 21.04.2026 . Local Body / Town Panchayat / Municipality No. 31/2026 dated 27.05.2026. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Over Head Tank	Yes
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

T. Murugan

Er. T. MURUGAN, DCE
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade - III)
DTCP Reg. No: CGLRGN/RE/2020/08/014
UNIQUE SURVEY, No.1, Malar Complex,
Near Railway Gate, Kattankulathur,
Cell: 7358556805

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Licensed Surveyor with
(Reg. License No **CGLRGN/RE/2020/08/014**)

Enclosed: Photographs of all sides of site

District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. T.MURUGAN** has enrolled as **Registered Engineer Gr-III (RE)** with Department of Town and Country Planning who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for more than **15 years**.

He/She has been given the Registration No. **CGLDIST/RE/Gr-III 2020/08/014 Renewed** on **14.08.2025**. He/ She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. Dated 04.02.2019.

This Registration is valid upto **13.08.2030**

19/8/25

Assistant Director
Chengalpattu District



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
AUG
செங்கல்பட்டு மாவட்டம்

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

Verified RealEstate
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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.