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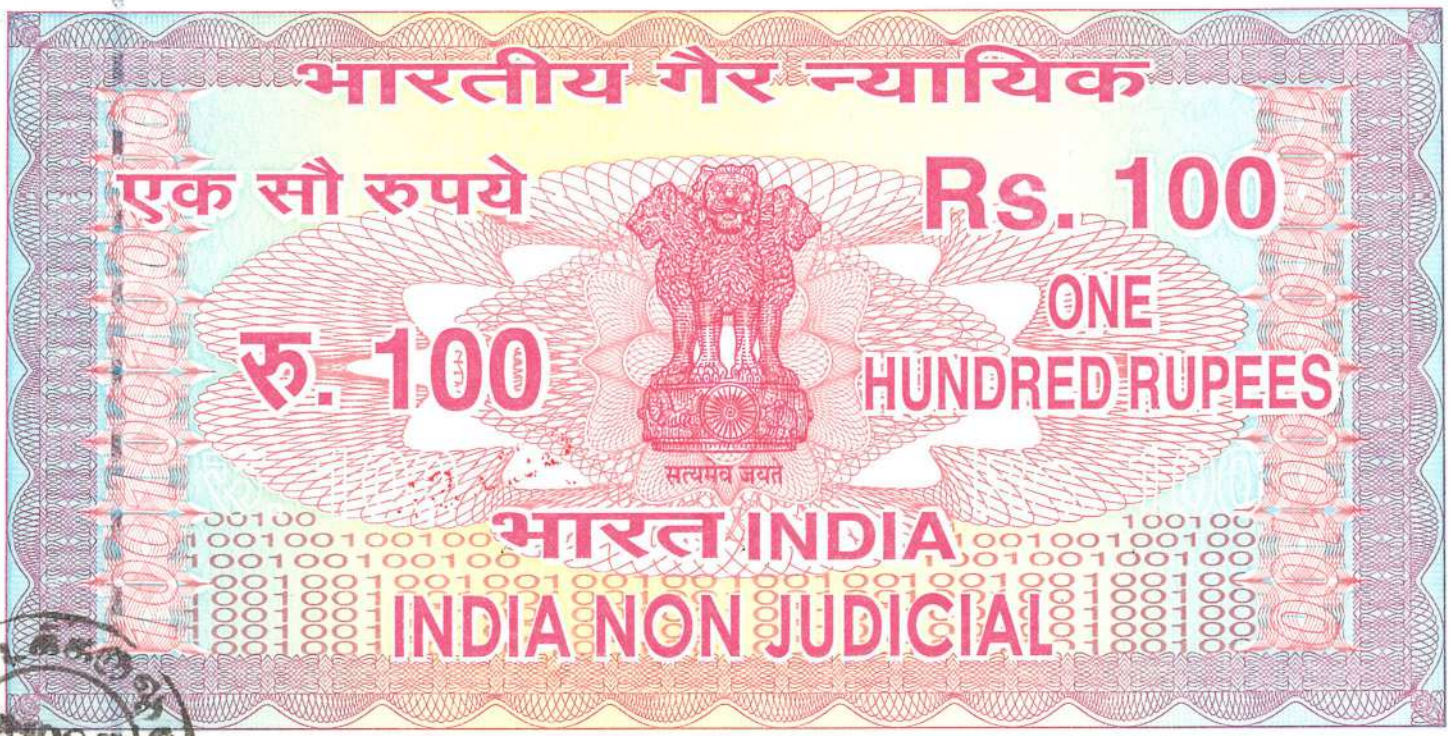
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு 6 तमिलनाडु TAMILNADU

04 FEB 2026

ET 505918

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

M/s Van Builders Private Limited
Chennai - 600 030

AFFIDAVIT CUM DECLARATION

We, **M/s VGN BUILDERS PRIVATE LIMITED** (Pan No.AADCV1416B), having office at the office at No.333, Poonamallee High Road, Amaindakarai, Chennai-600 030, represented by its Authorised Signatory **Mr.B.R.NANDAKUMAR** (Appointed vide Board Resolution dated 05.08.2025), do hereby solemnly affirm and sincerely state as follows:

1. We state that we are the deponent herein and made an application before TNRERA vide Application No.TNRERA/PLF/1212/2026, submitted on 18.02.2026.
2. We submit that our Layout proposal with respect to the land measuring 13.18 Acres, comprised in Survey Nos.727/2 Part, 744/2A2 Part, 745/2B1 Part, 746/1 Part, 747 Part, 748 Part, 749/1 Part, 750/1 Part,

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

For VGN BUILDERS PRIVATE LIMITED

Authorised Signatory

ATTESTED

750/2, 751 Part and 754 Part, situated at Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District and coming within the Kundrathur Panchyat Union, Gerugambakkam Village Panchayat has been approved by CMDA vide OL-PPD/LO/0226/2025, dated 22.12.2025 in Planning Permit No.OL-02467 and the same got approved by Local Body Panchayat President, Gerugambakkam Village Panchayat, in ROC No.03/2026, dated 17.02.2026 by adherence to the terms and conditions stipulated in the approval.

3. We state that we complied all the queries and completed all the amenities of Road and Park etc.
4. 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:

THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T1/1091/Appu/Gerugambakkam/2016/DATED:20.04.2016 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

a. The applicant should raise the existing ground level to the level of (+) 13.800 MSL (i.e., 0.60 m above the MFL of Adayar River in 2015). The process of earth filling and compaction should be done in layers of not more than 0.30 meter depth to achieve required degree of compaction.

b. Since the applicant land is abutting the Adayar River a minimum of 3 m set back should be spared along the boundary of the applicant lands facing the Adayar River.

c. Since an Odai in the Survey No.750 /3 (As per Adangal) is located adjacent to the petitioner land, the demarcation of Odai should be done as per Revenue Records and boundary stones should be laid in presence of Revenue Officials.

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

For VGN BUILDERS PRIVATE LIMITED

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d. The applicant should not made any hindrance to the inflow of the Odai located in the S.F.750/3.

e. No encroachment should be done in Government and poramboke lands is the Adayar River and the Odai in S.No.750/3 necessary demarcation should done through the Revenue Department in the presence of the WRD officials and the applicant should also fix the boundary stone of size 0.15 x 0.15 x 1.50m at their own cost.

f. Proper storm water drainage channel should be constructed all-round boundary of the applicant at their own cost and this channel linked with existing "Storm Water" to drain out the excess flood water so as to avoid inundation in the adjacent areas during rainy season.

g. The Applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as the norms of the Pollution Control Board.

h. The PWD., WRD., is not responsible for the Structural Stility soundness of the building proposed by the company and PWD/W recommend only for inundation point of view.

i. The applicant should provide rain water harvesting arrangements in the site at their own cost.

j. The applicant should not let out any sewage and sullage water in to the river and necessary sewage treatment plant arrangement should be provided as per the pollution control board norms.

k. The applicant should make their own arrangements to collect the garbage's within the premises and has to be disposed off as per pollution control board norms.

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GOVT. OF TAMIL NADU

ATTESTED

For VGN BUILDERS PRIVATE LIMITED

Authorised Signatory

i.The PWD/WRD officials should never be objected to inspect the site at any time during execution.

m. The PWD/WRD is giving opinion only in connection with the inundation aspect. This opinion does not deliver any rights to the applicant to encroach the PWD/Government land.

n. The earth filling should be properly done and compacted and retaining wall should be provided along the Adayar river boundary to avoid any inundation. Construction of retaining wall and raising of land should be done before commencing any construction activities.

o. There should be a gap of about 3.00 m should be maintained from the Adayar left bank and the applicant compound wall.

p. Advance intimation should be given to the PWD/WRD officers concerned before the commencement of work.

q. The applicant should abide by the rules and regulations of the PWD/WRD from time to time.

(5) 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 BUILDERS PRIVATE LIMITED

ATTESTED

Authorised Signatory

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

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

10/03/26


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Kolapakkam, Leelavathi Nagar, Pozhichalur,
Kanchipuram, Tamil Nadu 600074, India
Lat 12.99537° Long 80.148597°
Tuesday, 09/12/2025 11:54 AM GMT +05:30
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GPS Map Camera
Chennai, Tamil Nadu, India
2400, Pallavaram Road, Leelavathi Nagar, Kolapakkam, Chennai, Tamil Nadu 600074, India
Lat 12.996192° Long 80.149786°
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Kolapakkam, Leelavathi Nagar, Pozhichalur,
Kanchipuram, Tamil Nadu 600074, India
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X4wx+48, Leelavathi Nagar, Tharapakkam, Chennai, Tamil Nadu 600074, India
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X4wx+48, Leelavathi Nagar, Tharapakkam,
Chennai, Tamil Nadu 600074, India
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GPS Map Camera
Kanchipuram, Tamil Nadu, India
Kolapakkam, Leelavathi Nagar, Pozhichalur,
Kanchipuram, Tamil Nadu 600074, India
Lat 12.995647° Long 80.14869°
Thursday, 01/01/2026 11:30 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
X4wx+48, Leelavathi Nagar, Tharapakkam,
Chennai, Tamil Nadu 600074, India
Lat 12.995111° Long 80.147908°
Tuesday, 16/12/2025 12:13 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

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.