Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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FG 388439

27 JUL 2026

AARTH VENTURE

M.S. CHANDRAMOULI
STAMP VENDOR
LIC No. 9034/86/B1
New No. 133/3, T.H. Road
Triplicane, Chennai-600 005.
Phone : 044-48592446

Project Name: M/s.AARTH

Promoter: AARTH VENTURE

AFFIDAVIT

Ref .No: TNRERA/PLF/4565/2026.

I,Anurag , Authorized Signatory of Aarth Venture (GPA Holder/ Owner), having my office at No.250 Dadha Chambers, 2nd Floor,Avvai Shanmugam Salai, Azad Nagar Chennai - 600014 do hereby solemnly affirm and state as follows:

That I am the Authorized Signatory of the Promoter and am duly authorized to swear this Affidavit on behalf of the Promoter.

That the Promoter is developing the above-mentioned real estate project in accordance with the approvals granted by the competent authorities and the applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed thereunder.

That the proposed construction of Villas/buildings with in the project is presently approval stage and substantial civil works involving the movement of heavy construction machinery and transportation vehicles are to be carried out with in the project site.

For AARTH VENTURE

Partner

That the internal roads have not been laid at this stage in the layout comprising Survey Field Nos. 183/6D, 183/7, 183/8, 183/9, 183/10, 183/11, 183/12, 183/13, 183/14, 183/15A,183/15B, 183/15C, 185/1A, 185/1B, 185/2, 185/3, 185/4, 185/5, 185/6, 185/7, 185/8, 185/9, 185/10, 185/11, 185/12, 185/13A,185/13B, 185/14, 185/15, 185/16, 185/17, 185/18, 185/19A3, 185/19A4, 185/19B, 186/4A, 186/4B, 186/5A, 186/5B, 186/5E, 186/5F,186/5G, 186/6, 186/7, 186/8A, 186/8B, 187/3, 187/4, 187/5, 187/6, 187/7, 187/9, 187/10, 187/12, 187/14, 187/15A, 187/15B, 187/16,187/17,187/18,187/19,209/1,209/3,209/6,209/7A,209/7B,209/7C,209/7D,209/7E,209/8A,212/11,212/12. Thiruvidanthai village , Thiruvidanthai Panchayat, Thiruporur Taluk, Chengalpattu District.

since continuous movement of heavy vehicles such as transit mixers, tipper lorries, cranes, earth-moving equipment and material transport vehicles would damage the finished road surface if executed before completion of the major construction activities.

That laying the internal roads at the present stage would necessitate repeated repairs and reconstruction, leading to avoidable expenditure, wastage of construction materials and compromise in the quality and durability of the roads. Therefore, in the interest of ensuring a durable and high-quality infrastructure for the allottees, the Promoter has scheduled the road laying activity after completion of the major construction works.

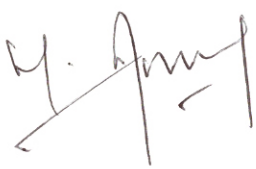
That the delay in execution of the internal road works is solely attributable to the ongoing construction activities within the project and is a technical and practical necessity. The delay is neither intentional nor due to any negligence on the part of the Promoter.

The Promoter hereby undertakes to complete the internal road works and all remaining infrastructure development on or before **30.06.2028**, being the Project Completion Date, and shall ensure full compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and all applicable Rules and Regulations.

The Promoter respectfully submits this Affidavit before the Tamil Nadu Real Estate Regulatory Authority for its kind consideration and record.

VERIFICATION

I, Anurag, the Authorized Signatory of Aarth Venture, do hereby verify that the contents of this Affidavit are true and correct to the best of my knowledge, information and belief, and that nothing material has been concealed therefrom.



For AARTH VENTURE



Partner

Place: Chennai

Date: 25.08.2026

DEPONENTPROMOTER / DEVELOPER

Mr. Anurag

Authorized Signatory

For AARTH VENTURE

Partner

(Signature & Company Seal)

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.