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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.

Verified RealEstate™
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தமிழ்நாடு तमिलनाडु TAMILNADU

EU 775344

20 APR 2026

T. Meenakshi

M/s. Sugali Enterprises private Limited.

பா. தணிகைவேல்
முத்திரைதாள் விற்பனையாளர்
உரிமம் என். 530/ஆ3/08-2
நாள். 19-12-08 எண். 20,
நர்மதா தெரு. ஐ.சி.எப். காலனி.
அம்பத்தூர், சென்னை - 600 050

AFFIDAVIT

To

The Chairperson,
Tamilnadu Real Estate Regulatory Authority (TNRERA)
No. 133, G Block, 1st Avenue,
Anna Nagar East, Chennai – 600102.

Sub: Affidavit for complying the WRD inundation condition
Ref: Application No. TNRERA/PLF/2573/2026

We, **M/s. Sugali Enterprises Private Limited rep., its Director Mr. Rakesh Kumar (POA) & Mrs. Meenakshi** residing at No. 4/6, VOC 2nd Cross Street, Kodambakkam, Chennai – 600024. are the Promoters of the proposed project of **"MEENAKSHI ENCLAVE"**, comprised in **S. No. 305/4A of Ariyappancheri Village (Vayalanallur – B as Per Patta) & S. No. 131/1 & 132/1A1 of Kolappancheri Village**, situated at Aangadu Village, PoonamalleTaluk, Poonamallee Panchayat Union, Tiruvallur District.

Further to the RERA project registration, I have submitted the Application at your esteemed office. I hereby solemnly affirm and state that all conditions stipulated by the Water Resources Department (WRD) with respect to inundation have been fully complied with the said compliance is in accordance with the letter issued by the Chief Engineer, Water Resources Department (WRD), Chennai Region, Chepauk, Chennai – 600005, bearing **Letter No. DB /T5(3) / 006633 / F-NOC (Vayalanallur- B Village) 0678 / 2024 / Dated:12.02.2024.**

We, the promoters hereby undertake and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non-fulfilment of the conditions stipulated in aforesaid letter of the Water Resources Department.

Deponent

For SUGALI ENTERPRISES PVT. LTD.

Director

PLACE: CHENNAI

DATE: 22.04.2026

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.