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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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

02 SEP 2025

TRAVENTURE HOMES PVT LTD

ED 937834

S.P. VELUSAMY
STAMP VENDER
LICENCE No.15/B3/97
K.K. NAGAR, CHENNAI - 78

AFFIDAVIT CUM DECLARATION

From, **17-09-2025**

KR YUVITH AND Ms.TRAVENTUREHOMES PVT LTD Rep by its Managing Director Mr.KR Yuvith, Carrying on Business at No.10/13, Plot No.55, Kannamal Street, Kannabiran Colony, Saligramam, Chennai – 600 093.

To,

Tamil Nadu Real Estate Regulatory Authority (TNRERA), 1st Floor, No.1A, Gandhi Irwin Bridge Road, Egmore, Chennai – 600 008.

Sub : Clarification Confirmation for Soil Report dated -TNRERA/PBF/0702/2025 Online Application for Project "NEXUS"

Ref : Plan Showing the Proposed Construction Of Stilt Floor + 5 Floors Part Residential Building (Height18.00m) With 17 Dwelling Units Availing Premium Fsi Tod Benefit At Plot No.56, 57 & 58, Door No.30, Old Door No.30(57) & New Door No.17, Elango Nagar Main Road, Virugambakkam, Chennai Comprised In Old S.No.146(Part) And T.S.No.78 & 79, Block No.5 Of Virugambakkam Town, Mambalam Taluk Within The Limits Of Greater Chennai Corporation

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH

भारतीय गैर न्यायिक

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TRAVENTURE HOMES PVT LTD

Dear Sir/Madam,

With reference to the above subject matter, We have obtained Soil Report on 25.08.2024 vide Report No. GM/144/30A/08/2024-2025 in favour of KR Yuvith., We initially Plan Pre- Documentation work to avoid time such as Architect Drawing, Soil Report, Structural drawing, Legal Etc with oral confirmation from the Existing Landowners Lavanya Velumani and Ramanathan and Raman., Based on this title was transferred in favour of KR YUVITH Viz Sale Deed Nos. 6026/2024 dated 03/09/2024 and 8020/2024 dated 25/11/2024., and the same was going to Developed by Traventurehomes Pvt Ltd rep by KR Yuvith. Kindly accept this clarification under this Affidavit cum Declaration and process the file for further approvals.

Witnesses

1. T.J. Vijay
(T.J. Vijayabaskar)
64B/36, Bajanai koil st,
Annanagar west, Chi-40.

2. Munjaram
(V. Manimaran)
No. 8, Vasanthapuram,
Moor Nagar,
Ramapuram-
Chennai- 600089.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

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.