Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

18 SEP 2025

Avigna Housing pvt ltd
Chennai

EH 846638

K. SELVARANI
STAMP VENDOR
LICENCE No. 868/1994
HOSUR-635 109

AFFIDAVIT

To
The Deputy Director,
District Town and Country Planning Office,
Chengalpattu, Tamilnadu.

We **M/s. Avigna Housing Private Limited,** Represented by **Mr. S.Rajasekaran.**, the Applicant for the Proposed Layout in Survey No:37/2A,3A,39/1,2., at Echankaranai Village, Survey No:4/1,2, Thiruvadisulam Village Chengalpattu Taluk, Chengalpattu District,Tamilnadu.

For AVIGNA HOUSING PRIVATE LIMITED

Managing Director

DO HEREBY STATE THAT WE ARE ABSOLUTE OWNER OF THE SAID LANDS THROUGH DOCUMENTS AS SHOWN BELOW, AND THERE IS NO ENCUMBRANCE IN THIS REGARD.

S.No.	S.F.No.	Extent As Per Document (Sq.m)	Extent As Per Patta (Sq.m)	Owner Name	Patta No.	Document No.
1	37/2A	14750	14750	M/s.Avigna Housing Private Limited	593	6439/2012
2	37/3A	13000	13000	M/s.Avigna Housing Private Limited	593	6438/2012
3	39/1	1650	1650	M/s.Avigna Housing Private Limited	3886	9418/2022
4	39/2	11000	10200	M/s.Avigna Housing Private Limited	174	9511/2022
5	4/1	12250	12250	M/s.Avigna Housing Private Limited	343	6001/2014
6	4/2	19450	19450	M/s.Avigna Housing Private Limited	595	4273/2023
TOTAL		72100(Sqm) /17.82(Acres)	71300(Sqm) /17.62(Acres)			

YOUR TRULY,

For AVIGNA HOUSING PRIVATE LIMITED

Managing Director

(M/s **Avigna Housing Private Limited.,**)

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.