Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

LIVIN

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Chennai.

Dated: 17-08-2026

Subject: Clarification regarding the General Power of Attorney Doc. No. 1264/2026 executed in favour of **M/s. VR Livin** for the Villa Housing Project – ***LIVIN 6.6***

Respected Sir,

We hereby submit the following clarification regarding the ownership of the project land and the General Power of Attorney Doc. No. 1264/2026 executed in favour of **M/s. VR Livin** in respect of the proposed villa housing project " **LIVIN 6.6**", registered under TNRERA Registration Application No. **TNRERA/PBF/0451/2026**.

1. The project land measuring **885.77 sq.m.**, situated at **T.S. No: 102/3,Block No-23, Ward-B of Aringer Anna Street, Alex Nagar, Madhavaram Village, Madhavaram Taluk, Greater Chennai Corporation, Division: 25, Zone-03**, is the absolute property of **Mr. Prakash**, acquired through registered title documents No. **7122/2025**.
2. The ownership of the land continues to vest solely with **Mr. Prakash**. transfer of ownership has been made in favour of **M/s. VR Livin** by virtue of the General Power of Attorney **Doc. No - 1264/2026**, authorising **M/s. VR Livin** to undertake the development, marketing, sale, execution of agreements, registration of sale deeds, and all other acts necessary for implementation of the villa housing project on behalf of the land owner and the General Power of Attorney refer to this project land of Plot No: 7A-1, 9, 20, 21, 22.
3. We further confirm that the title to the project land is clear and marketable and that there are no disputes affecting the ownership of the land, except those already disclosed to TNRERA, if any.

In view of the above, we request the Hon'ble Authority to kindly take this clarification on record and treat the ownership of the land as remaining with the land owner, while recognising **M/s. VR Livin** as the duly authorised Power of Attorney holder for the purpose of development and sale of the villa housing project.

Thanking you.

Yours faithfully,

For VR Livin Ventures LLP

Authorised Signatory

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.