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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.

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DIGITALLY VERIFIED RECORD

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AVIGNA HOUSING PRIVATE LIMITED AT THEIR MEETING HELD ON TUESDAY, 11TH AUGUST 2026 AT ITS REGISTERED OFFICE SITUATED AT PLOT NO. 1822, 13TH MAIN ROAD, ANNA NAGAR WEST, CHENNAI 600040 AT 07:30 PM

AUTHORIZATION FOR RERA REGISTRATION – CHENGALPATTU MWC1 – RESIDENTIAL PROJECT

"RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 and other applicable laws, rules and regulations, consent of the Board of Directors of Avigna Housing Private Limited ("Company") be and is hereby accorded to apply for registration of the Company's Chengalpattu MWC1 – Residential Project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and to undertake all acts, deeds, matters and things as may be necessary or incidental thereto.

RESOLVED FURTHER THAT Mr. Sakthivel B, **DGM - Industrial and Government Relations**, be and is hereby authorized, for and on behalf of the Company, to sign, execute, submit and file the application for registration of the aforesaid project under RERA, along with all applications, declarations, undertakings, affidavits, forms, statements, supporting documents and other papers as may be required by TNRERA or any other competent authority in connection with the said registration.

RESOLVED FURTHER THAT the said authorized person be and is hereby authorized to make necessary corrections, modifications, additions or amendments to the applications and documents, respond to queries, provide clarifications, upload and submit additional documents, pay applicable fees and charges, and correspond and liaise with TNRERA and/or any other governmental, statutory or regulatory authority in connection with the RERA registration of the said project.

RESOLVED FURTHER THAT the said authorized person be and is hereby authorized to represent the Company before TNRERA and any other competent authority in all matters relating to the registration and approval of the said project and to do all such acts, deeds, matters and things as may be necessary, desirable or expedient for giving effect to this resolution.

RESOLVED FURTHER THAT all acts, deeds, matters and things already done or undertaken by the aforesaid authorized person in connection with the aforesaid RERA registration be and are hereby ratified, confirmed and approved by the Board.

PROJECT DETAILS
Name of Project: *Chengalpattu MWC1 – Residential Project*
Project Location: *Survey Nos. 37/2A, 37/3A, 39/1 & 39/2, Echankaranai Village, and Survey Nos. 4/1 & 4/2, Tiruvadisoolam Village, Chengalpattu Taluk, Chengalpattu District, Tamil Nadu.*

CERTIFIED TO BE TRUE
For AVIGNA HOUSING PRIVATE LIMITED

SHIVAGNANAM RAJASEKARAN Digitally signed by SHIVAGNANAM RAJASEKARAN Date: 2026.09.01 12:49:54 +05'30'

RAJASEKARAN NAVEEN MANIMARRAN Digitally signed by RAJASEKARAN NAVEEN MANIMARRAN Date: 2026.09.01 12:29:04 +05'30'

SHIVAGNANAM RAJASEKARAN
MANAGING DIRECTOR
DIN: 02825857

RAJASEKARAN NAVEEN MANIMARRAN
DIRECTOR
DIN: 08502932

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.