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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Consent Letter for maintaining and operating bank account for a real estate project

From
V.G.Varadarajan
Residing at No.20/13,
Agastyar manor,Flat No.2B,
2nd Floor,Raja Street,
T. Nagar, Chennai-600017
Mobile No:9442544088
E-mail ID: vgvnv@hotmail.com

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

Sir,

I, **V.G.Varadarajan** residing at No.20/13,Agastyar manor,Flat No.2B,2nd Floor,Raja Street,T. Nagar, Chennai-600017 along with **M/s.Ashwin Apartments OPC Pvt Ltd** represented by its Director **Mr.Siddartha Srinivasan P**romoter having office at Flat No.1, "Sri Krishna", No.34/38, 3rd Main Road, R.A.Puram, Chennai-600028; have jointly filed an application with TNRERA for registration of the real estate project for Stilt floor (Parking) + 5 floors(Height – 18.30m) Residential Building with 14 Dwelling units Availing Premium FSI at Plot No:36, Old Door No. 6&6/1, New Door No. 11 &11/1, Jagadambal Street, T. Nagar, Chennai-600017; Comprised in T.S.Nos.7100/1 & 7100/2, Block No.115,of T.Nagar Village within the limits of Greater Chennai Corporation; in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2. I am the Landowner, who has entered into an Agreement with the Promoter namely Ashwin Apartments (OPC) Pvt Ltd for developing the above said real estate project.

3. In compliance of Section 4(2)(l)(D) of the Act, the following accounts namely:

1)RERA Designated Collection Account(100%)—Account No.510909010408233
2)RERA Designated Separate Account(70%)—Account No. 510909010408375
3)RERA Designated Transaction Account(30%}—Account No. 510909010408315

have been opened in the name of **Ashwin Apartments OPC Pvt Ltd** represented by its Director **Siddartha Srinivasan,** the Promoter of the above real estate project in Abiramapuram Branch of City Union Bank for the sale of their share of flat nos. 1B (duplex), 1C, 2A, 3B, 3C, 5B & 5C.

4. The amounts realized from the sale of Promoter's share of Apartments (as mentioned above) will be deposited in the aforesaid RERA accounts.

5. I hereby convey my consent for maintaining and operating the aforesaid accounts by **M/s.Ashwin Apartments OPC Pvt Ltd** represented by its Director **Siddartha Srinivasan** for the sale of their share of flats.

Name of the Land Owner:	Mobile No.:	Signature:	Date:
V.G.Varadarajan	73972 38462		02.07.2026



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.