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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

- 1 JUL 2026

FK 815162

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

Avigna Housing pvt Ltd
Chennai

DECLARATION CUM INDEMNITY

We, M/s. AVIGNA HOUSING PRIVATE LIMITED, (PAN:AAKCA6239J) (CIN:U70109TN2012PTC086184), a company incorporated under the Indian Companies Act, 1956, and having its registered office D.NO:1822 First Block,13th main road, Anna Nagar, Naduvankarai, Aminjikarai, Chennai-600 004, represented herein by its Authorised Signatory, Mr. **SAKTHIVEL .B**, (Aadhaar No.9976 8964 7504), son of Bangaru D, aged about 34 years, by virtue of Board Resolution dated 11.08.2026, being the Vendor of the Project "AVIGNA HIGHLANDS" and Tamil Nadu Real Estate Regulatory Authority (TNRERA) **Application No. TNRERA/APPL/PLF/5790/2026**, do hereby solemnly affirm and state as follows:

For AVIGNA HOUSING PRIVATE LIMITED

AVIGNA HOUSING PRIVATE LIMITED CHENNAI 600 040

Authorised Signatory

Deponent

भारतीय गैर न्यायिक

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Avigna Housing pvt Ltd
Chennai

We, M/s.AVIGNA HOUSING PRIVATE LIMITED, vendor/promoter of the Proposed layout Project Known as "AVIGNA HIGHLANDS", comprised in S.F.Nos.37/2A,37/3A,39/1,39/2., at Echankaranai Village and S.F.Nos.4/1,4/2 at Thiruvadisoolam Village an extent of (71300.00SQM) **17.62 Acres** in Chengalpattu Taluk, Chengalpattu District, Tamilnadu State- owned by AVIGNA HOUSING PRIVATE LIMITED, and proposed to be registered with Tamil Nadu Real Estate Regulatory Authority (TNRERA) under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

AVIGNA HOUSING PRIVATE LIMITED CHENNAI 600 040

For AVIGNA HOUSING PRIVATE LIMITED

Authorised Signatory

Deponent

We, M/s.AVIGNA HOUSING PRIVATE LIMITED, vendor/promoter of the Proposed layout Project Known as "AVIGNA HIGHLANDS", comprised in S.F.Nos.37/2A,37/3A,39/1,39/2., at Echankaranai Village and S.F.Nos.4/1,4/2 at Thiruvadisoolam Village an extent of (71300.00SQM) **17.62 Acres** in Chengalpattu Taluk, Chengalpattu District, Tamilnadu State- owned by M/s.AVIGNA HOUSING PRIVATE LIMITED and is developed as per the layout plan issued by DTCP vide Layout Approval No.62/2026, Letter No. BPUE1BM3/2025/2026/TCP Dated 28.04.2026, issued by Town and Country Planning Department (Planning Permission) and Panchayat Approval Letter Roc No.001-2026-2027 Dated 15.07.2026, issued by Village Panchayat President Thiruvadisoolam and 21.07.2026 issued by Village Panchayat President Kunnavakkam.

We, M/s. AVIGNA HOUSING PRIVATE LIMITED, hereby Solemnly affirm and undertake that the development work for entire layout area is under process.

As per the Approved Plan the following development works are pending

S.No	List of development works	Details
1	Entrance arch with security Cabin	Ongoing
2	Formation of road	7.2 Mtr, 10 Mtr, 12 Mtr width is Ongoing
3	Strom water drain, Saucer drain/path way	Ongoing
4	Solar LED Street light system	Ongoing
5	Landscape/hardscape work	Ongoing
6	Signage board/ Direction board	Ongoing

2. Road Work for the Layout Road in Survey Nos. S.F.Nos.37/2A,37/3A,39/1,39/2., at Echankaranai Village and S.F.Nos.4/1,4/2 at Thiruvadisoolam Village.
The above development works are under progress and shall be completed on or before 31.03.2027
Therefore, we request the Authority to register the project as on ongoing project.

We have remitted a Sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) towards Security Deposit.

AVIGNA HOUSING PRIVATE LIMITED CHENNAI 600 040

For AVIGNA HOUSING PRIVATE LIMITED

Authorised Signatory

We hereby undertakes and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non fulfilment of the conditions stipulated in aforesaid letter.

VERIFICATION

We, M/s.AVIGNA HOUSING PRIVATE LIMITED, (PAN:AAKCA6239J) (CIN:U70109TN2012PTC086184), a company incorporated under the Indian Companies Act, 1956, and having its registered office D.NO:1822 First Block,13th main road Anna Nagar, Naduvankarai, Aminjikarai Chennai-600 004, represented herein by its Authorised Signatory, Mr. **SAKTHIVEL .B**, (Aadhaar No. 9976 8964 7504), son of Mr. Bangaru D, aged about 34 years, by virtue of Board Resolution dated 11.08.2026, do hereby verify that the contents of the above affidavit are true and correct to the best of our knowledge, belief and information.

Verified by me at Chennai on this 31th day of Aug 2026.

For AVIGNA HOUSING PRIVATE LIMITED

Authorised Signatory

Signature of the Deponent

AVIGNA HOUSING PRIVATE LIMITED CHENNAI 600 040

For AVIGNA HOUSING PRIVATE LIMITED

Authorised Signatory

Deponent

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.