Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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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

FG 799173

R.LAKSHMANA
STAMP VENDOR
L.C.No 6/772/B3/9
No 261, E V R ROA
AMINJIKARAI CHENNAI 2

21 AUG 2026

Mr. Deepak Kumar

AFFIDAVIT CUM DECLARATION

We (1) **Mr. DEEPAK KUMAR** (AADHAR No.7967 9301 3743 & PAN:ANZPD4151F) Son of Mr.Utham Chand Jain, aged about 32 years, **(2) Mrs. ARTHI.M** (AADHAR No.7655 3173 5922 & PAN: BAWPA7343F) Wife of Mr.Deepak Kumar, aged about 32 years, **(3) Mr. C . BASKAR** (AADHAR No.7588 2471 9983 & PAN:AZUPB1227D) Son of Mr.Chackkarapani, aged about 46 years rep by their General Power Agent **M/s VVR Southindia Properties LLP** Duly Rep By Its Partner **Mr Venkatraj Vadivel** Vide Development GPA Document Doc No.4358 of 2026 dated 24.03.2026,, hereby solemnly affirm and declare as follows:

We are the promoters/developers of the project **"SIP EDENIA"** Land comprised Survey No. 5/1A, 5/1B, 5/1D, 5/1E, 5/7, 5/8, 5/14, 5/15, 5/16, 5/17, 4/1A, 4/1B, 4/6A, 4/6B, 5/1C & 1416/1 Mambakkam and Sriperumbudur C Village, Sriperumbudur Taluk, Kancheepuram District.

1. We are presently undertaking the development works in the said layout. The following amenities and infrastructure works are pending for completion:
    - Internal Roads
    - Storm Water Drainage System
    - Solar Street Lights
    - Park Development
    - Compound Wall

For VVR SOUTHINDIA PROPERTIES LLP

Designated Partner

2. We hereby undertake to complete all the above-mentioned pending amenities and development works on or before **31.01.2027.**
3. We further declare that the information furnished herein is true and correct to the best of our knowledge and belief, and we shall be responsible for the completion of the said works within the stipulated period.

For VVR SOUTHINDIA PROPERTIES LLP

Designated Partner

DEPONENTS

Place: CHENNAI
Date: 23.09.2026

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

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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.