

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM – A
(See rule 3 (2))
APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road,
Egmore,, Chennai – 600 008.

5269



Sir,

We hereby apply for the grant of registration of our project to be set up at Door No.5/142, Rajiv Gandhi Salai, (Previously Old Mahabalipuram Road), Perungudi, Chennai – 600 096, comprised in Survey Nos.134/4A1 (Part) & 134/5A (Pat) of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District Now Greater Chennai Corporation, Zone –XIV, Division-185:

1. The requisite particulars are as under:

- | | | |
|--|---|--|
| (i) Status of the Applicant | : | Company |
| (ii) (a) Name of the Company | : | M/s.Perungudi Real Estates Private Limited |
| (b) Registered Office Address | : | No. 110, Rajiv Gandhi Salai, (OMR),
Thiruvanmiyur, Chennai – 600 041. |
| (c) Email Id | : | gnanaseelan@brigadegroup.com &
arunbalaji@brigadegroup.com |
| (d) Mobile No. | : | 7397699199/9840797112 |
| (e) Telephone /Fax Number | : | 044-71202222/044-71202223 |
| (f) Company Registration Number | : | U70200TN2015PTC102278 |
| (g) Copy of Registration Certificate | : | Certificate of Incorporation
Enclosed |
| (h) Main Objects | : | Carry on Business of Property
Developers, Real Estate and Promoters,
Builders |
| (i) Name, photograph and
address of the Directors | : | Enclosed (separate sheet attached) |
| (iii) PAN Number of Applicant | : | AAICP2735L |
| (iv) Name and Address of the Bank
with which account in terms of
Section 4(2)(1)(D) of the Act will
be maintained | : | ICICI Bank
Commissariat Road Branch, Bangalore. |

A/c. No. 777705887447.

For **PERUNGUDI REAL ESTATES PVT. LTD.**

Authorised Signatory.

- (v) Details of Project Land held by the Applicant : Enclosed (Separate Sheet Attached)
- (vi) Details of Approval Obtained from various competent authorities for commencing the project : Enclosed
- (vii) Agency to take up external development Works by Local Authority : Greater Chennai Corporation - Road Developments
CMWSSB – Metro Water & Sewage
TANGEDCO - Electricity
- (viii) Registration Fee by way of a demand draft dated 16/09/2019 drawn on HDFC Bank bearing No. 002069 for an amount of Rs.10,69,500/- calculated as per sub-rule (3) of rule (3) is enclosed.-

2. We enclose the following documents namely:

- (i) Authenticated copy of PAN Card : Enclosed
- (ii) Audited balance sheet for the preceding 3 financial years : Balance Sheet for the Financial Year 2018–2019
Balance Sheet for the Financial Year 2017–2018
Balance Sheet for the Financial Year 2016–2017
- (iii) Legal title deed reflecting our title to the land on which the development is proposed to be developed along with legally valid documents with authentication of such title. – Legal Opinion along with title deeds Enclosed.
- (iv) Details of encumbrances on the land – NIL – Latest Encumbrance Certificate enclosed
- (v) Authenticated copy of the building permit , Planning Permit, Planning Permission Approval Letter, Environment Clearance & NOC's enclosed.
- (vi) Sanctioned plan of the proposed project
- (vii) Specifications of the Project
- (viii) Plan of development works to be executed in the proposed project and the proposed facilities provided including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy.
- (ix) Location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;
- (x) Proforma of allotment letter, agreement of sale , Construction Agreement and the Sale deed proposed to be signed with the allottees.

For PERUNGUDI REAL ESTATES PVT. LTD.


Authorised Signatory.

- (xi) The Carpet Area Statement as per the format including number, type and the carpet area of apartments for sale, exclusive terrace, common area, details of undivided shares, open and closed Parking for each units available in the Project -
- (xii) Number and areas of covered parking available in the project – 380 Numbers & 19549.18 sq.mtr
- (xiii) Number and areas of open parking areas available in the project – 3 Nos & 54 sq.mtr.
- (xiv) Details of undivided shares pertaining to the project – **Enclosed**
- (xv) Names, Address, phone numbers, email ids and registration details of real estate agents for the proposed project; - **Nil**
- (xvi) Names, address, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC Consultants and Geo Technical Engineers and other professionals associated with the development of the project. – **Enclosed**
- (xvii) Site Photos – Enclosed
- (xviii) Declaration in Form B – **Enclosed**

We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Date: 30.09.2019
Place: Chennai

Yours faithfully,
For **Perungudi Estates Private Limited,**



(K.S.GNANASEELAN)
Authorised Signatory



DETAILS OF THE COMPANY

Company Name : M/s.Perungudi Real Estates Private Limited

Registered Office Address : 5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road)
Perungudi, Chennai – 600 096.

Phone No : 044- 71202222

Point of Contact : Mr.Gnanaseelan K.S.-
Mobile – 7397699199
Email id – gnanaseelan@brigadegroup.com

Mr.Arun Balaji
Mobile – 9840797112
Email id – arunbalaji@brigadegroup.com

For PERUNGUDI REAL ESTATES PVT. LTD.



Authorised Signatory.

LIST OF DIRECTORS OF PERUNGUDI REAL ESTATES PVT LIMITED AS ON 24.09.2019

Sl. No.	Name of the Directors	Designation	DIN	PAN	Address	Photograph
1.	Mr. Om Prakash P PH # 9740013062	Director	05358506	AAFP05230K	1912, 4 th Main, HAL 3 rd Stage, Jeevanbhimanagar, Bangalore - 560 075	
	Mr. Mohan Parvatikar	Director	00235941	AHNPP8406H	Flat No.31, Viram Apartments, Old No.110, New No.32, 4 th Main, Malleswaram, Bangalore - 5600 03	
	Ms. Meera Krishnakumar	Director	02179294	AAAPK7270N	No.1133, 02 11 th Cross, 11 th Main, 02-Stage, West of Chord Road, Mahalakshmiapuram, Bangalore - 560 086	
	Mr. Amit Mathur	Director	01943856	ACAPM5493R	B-602, Sachidanand Raheja Complex, Near Times Press Malad, East Mumbai - 400 097	

For PERUNGUDI REAL ESTATES PVT. LTD.


Authorised Signatory.

DETAILS OF THE PROJECT

- Project Name** : " BRIGADE RESIDENCES"
- Project Address** : 5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road)
Perungudi, Chennai – 600 096.
- Extent of the Physical Land** : 20003.46 Sq.mtr
- Extent of the Land in sq.m.
(extent for which FSI Permitted)** : 19984.36 sq.mtr
- Survey Nos, Village, Taluk** : 134/4A1 & 134/5A, Palavakkam Village, Sholinganallur
Taluk, Kancheepuram District within the limits of Greater
Chennai Corporation.
- Usage & Registration applied for** : Residential Building - Consist of Combined Double Basement
Floors + Combined Stilt Floor (Part) cum Ground Floor (Part)
+ **Tower –A1**-1st Floor to 25 Floors + 26th Floor (part) – (149
Dwelling Units) : **Tower – A2** -1st Floor to 25 Floors + 26th Floor
(Part) - (149 Dwelling Units) : **Tower- A3** – 1st Floor to 12
Floors + 13th Floor (Part) – Service Apartments (60 Dwelling
Units) with Swimming Pool & **Tower- A4** (Club House): 1st
Floor to 3 Floors with Swimming Pool – **(Totally 358 Dwelling
Units)** at 5/142, Rajiv Gandhi Salai (OMR), Perungudi,
Chennai- 600 096 comprised in survey no.134/4A1 & 134/5A
of Palavakkam Village, Sholinganallur Taluk, Kancheepuram
District, Greater Chennai Corporation , Zone – XIV, Division –
185.

For PERUNGUDI REAL ESTATES PVT. LTD.



Authorised Signatory.

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](#)



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

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

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

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



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.

