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

BRIGADE
Building Positive Experiences

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

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
13 DEC 2019
TNRERA
CHENNAI

To

**Tamil Nadu Real Estate Regulatory Authority (TNRERA)**
'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

7230

Sir,

We hereby apply for the grant of registration of our project to be set up at "BRIGADE XANADU" - Cluster D, No. 1, Chanakyan Road, Annamalai Avenue, Nolambur, Chennai – 600095, comprised in Survey Nos. Survey No. 118/1, 119, 120, 124/1A2A, 134. 135, 136/1, 2, 137/1, 2, 3, 138, 140, 143/1, 144, 145/1, 2, 146/1, 2, 147/1, 3, 154/2, 155, 158/1B2, 2B2, 159, 160, 161, 163/1B, 2, 3 of Nolambur Village, Madhuravoyal Taluk, Chennai District, Zone –XI, Division-143:

1. The requisite particulars are as under:

| | | | |
|---|---|---|---|
| (i) | Status of the Applicant | : | Limited Company |
| (ii) | (a) Name of the Company | : | **M/s. Brigade Enterprises Ltd,** |
| | (b) Registered Office Address | : | 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1 Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore – 560 055. |
| | (c) Regional 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 | : | U85110KA1995PLC019126 |
| | (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 | : | AAACB7459F |

For BRIGADE ENTERPRISES LTD

Authorized Signatory

Scanned with CamScanner

BRIGADE
Building Positive Experiences

(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. 777705887450.

(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 09/12/2109 drawn on Kotak Mahindra Bank Ltd, Bangalore bearing No.930246 for an amount of Rs. 15, 86,000/- 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 financial year : Balance Sheet for the Financial Year 2018–2019

(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 - **Enclosed.**

(vii) Specifications of the Project - **Enclosed.**

(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. – **Enclosed**

(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 - **Enclosed.**

For BRIGADE ENTERPRISES LTD

Authorized Signatory

Scanned with CamScanner

(8) (15)

BRIGADE
Building Positive Experiences

(x) Proforma of allotment letter, agreement of sale, Construction Agreement and the Sale deed proposed to be signed with the allottees - **Enclosed.**

(xi) The Capet Area Statement as per the fermat 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 - **Enclosed**

(xii) Number and areas of covered parking available in the project – **680 Numbers & 27826.57 sq.mtr**

(xiii) Number and areas of open parking areas available in the project – Nil & N.A.

(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; **- Enclosed**

(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: 12.12.2019
Place: Chennai

Yours faithfully,
For **Brigade Enterprises Limited**

BRIGADE ENTERPRISES LTD. Chennai 600 041

**(K.S.GNANASEELAN)**
**Authorised Signatory.**

Scanned with CamScanner

(7) (17)

BRIGADE
Building Positive Experiences

# DETAILS OF THE COMPANY

| | | |
|---|---|---|
| **Company Name** | : | **M/S.BRIGADE ENTERPRISES LIMITED** |
| **Registered Office Address** | : | No.1, Chanakyan Road, Annamalai Avenue, Nolambur, Chennai – 600 095. |
| **Phone No** | : | 044- 71202222 |
| **Point of Contact** | : | Mr.Gnanaseelan K.S.-<br>Mobile – 7397699199<br>Email id – gnanaseelan@brigadegroup.com<br><br>Mr.Arun Balaji<br>Mobile – 9840797112<br>Email id – arunbalaji@brigadegroup.com |

For BRIGADE ENTERPRISES LTD

Authorized Signatory

Scanned with CamScanner

| Brigade Xanadu | | | | |
|---|---|---|---|---|
| Nolambur Village | | | | |
| Madhuravoyal Taluk | | | | |
| Chennai | | | | |
| Details of Project Incharge / Proejct Engineer | | | | |
| **Name** | **Designation** | **Qualification** | **E-Mail ID** | **Phone Number** |
| R. Thirumanan | Vice President - Projects | B.E, M.B.A | thirumananr@brigadegroup.com | 8220633933 |
| Anbumani Ganesan | Sr. Manager - Projects | B.E | anbumanig@brigadegroup.com | 7358444146 |

For BRIGADE ENTERPRISES LTD

Authorized Signatory

BRIGADE

Building Positive Experiences

Scanned with CamScanner

(13)

# Project Application Form

BRIGADE
Building Positive Experiences

*Promoter Details*

| | | | |
|---|---|---|---|
| Name of the Firm / Company* | BRIGADE ENTERPRISES LTD | Copy of the Registration Certificate* | Certificate of Incorporation , enclosed |
| Registered Office Address* | 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram – Rajajinagar, Bangalore – 560 055. | Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,* | Copy enclosed |
| Regional Office Address* | No.110, Rajiv Gandhi Salai, (OMR) , Thiruvanmiyur, Chennai – 600 041. | Main objects* | Carry on Business of Property Developers, Real Estate Promoters and Builders |
| Telephone No | 044-71202222 | Mobile No* | 7397699199, 9840797112 |
| FAX Number | 044-71202223 | | |
| E Mail | gnanaseelan@brigadegroup.com & arunbalaji@brigadegroup.com | | |
| State* | TAMILNADU | | |

*Previous Project Details (Last 5 Years only)*

| | | | |
|---|---|---|---|
| Project Name* | Separate Sheet Enclosed | Project Description (Max 500 Characters) | Enclosed |
| Current Status | Enclosed | State | Enclosed |
| Category of Building | Enclosed | District* | Enclosed |
| Is there any Case Pending | Not Applicable | Pincode | Enclosed |
| Address | Enclosed | | |

For BRIGADE ENTERPRISES LTD.

Authorised Signatory.

Scanned with CamScanner

BRIGADE
Building Positive Experiences

*Project Detail*

| | | | |
|---|---|---|---|
| Project Name | **BRIGADE XANADU – CLUSTER II** | Project Description | **Development of Residential Apartments** |
| Category of the Building | Residential Development | Project Status | To be Launched |
| Project Commencement Date | **Block G,H, J, K – Jan 2020**<br>**Block E,F,L- Jan 2022** | Project End Date | **Block G, H,J,K-31 Dec 2024**<br>**Block E,F,L – 31 Dec 2026** |
| Plot Extent | 36209.61 sq.mt | | |
| Total Open area (Sq Mt) | 24122.74 sq.mt | Total Covered area (Sq Mt) | 12086.87 Sq.mt. |
| Project address Line 1 | No.1, Chanakyan Road, | Project address Line 2 | Annamalai Avenue, Nolambur, |
| District | Chennai – 600 095 | Tehsil/Sub District | Maduravoyal taluk |
| No of Open Parking | Nil | Total area of open Parking (Sq Mt) | Not Applicable |
| No of Covered Parking | 680 | Total area of Covered Parking (Sq Mt) | 27826.57 Sq.mt |

*Development Details*

| | | | |
|---|---|---|---|
| Type of Dwelling Unit | **2, 3 & 4 BHK** | **Total No. of Dwelling Unit** | 680 |
| Carpet area (Sq Mt) | 620256.77 sq.mt | No of Dwelling Unit Available for Sale | 680 |
| Area of exclusive Open terrace if any (Sq Mt) | Not Applicable | Area of exclusive balcony (Sq Mt) | - |

If it is other than Residential

| | | | |
|---|---|---|---|
| Office / Shops / Departmental Stores etc., | Not Applicable | Total Floor Area | Not Applicable |
| Carpet area (Sq Mt) | Not Applicable | Available for Sale | Not Applicable |
| Area of exclusive Open terrace if any (Sq Mt) | Not Applicable | Area of exclusive balcony/verandah (Sq Mt) | Not Applicable |

For BRIGADE ENTERPRISES LTD.

Authorised Signatory.

Scanned with CamScanner

(17)

BRIGADE
Building Positive Experiences

*External Development Work*

| | | | |
|---|---|---|---|
| Road System | Highways / Corporation / Other Roads | Water Supply | CMWSSB |
| Sewage and Drainage System | CMWSSB | Electricity Supply Transformers and Sub Station | TNEB |
| Solid Waste Management and Disposal | Chennai Corporation & STP | | |

*Project Bank Details*

| | | | |
|---|---|---|---|
| Bank Name | ICICI Bank | Branch Name | Commissariat Road |
| Account No | 777705887450 | IFSC Code | CIC0000002 |
| State | Karnataka | District | Bangalore |

*Project Architects*

| | | | |
|---|---|---|---|
| Architect Name | M/s. Nataraj & Venkat Architects | E Mail ID | satish@nva.in |
| MCA/COA. No. | R.A.41 | Address Line 2 | - |
| Phone No. | 044-24572457 | District | Chennai |
| Address Line 1 | No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, | Year of Establishment | 1985 |
| State | Tamil Nadu | Key Projects Completed | A Separate sheet enclosed |
| Pin Code | 600 041 | | |

For BRIGADE ENTERPRISES LTD.

Authorised Signatory.

Scanned with CamScanner

(19)

BRIGADE
Building Positive Experiences

*Structural Engineers*

| | | | |
|---|---|---|---|
| Engineer Name | **M/s. Design Tree Service Consultants Pvt Ltd** | E Mail ID | **Info@designtreeconsultants.com** |
| If Registered in any Corporation / LB , License No. | Surveyor License No. 1853 | Address Line 2 | - |
| Phone No. | 91-8041225481 | District | Bangalore |
| Address Line 1 | No.7, Laxmi Complex, 15th Cross, 100 feet Road, 4th Phase, J.P.Nagar, | Year of Establishment | 2008 |
| State | Karnataka | District | Bangalore |
| Pin Code | 560078 | | |

*Upload Documents*

| | | | |
|---|---|---|---|
| Balance Sheet (Preceding Financial Year) | *Enclosed* | | |
| Audited Profit Loss Statement | *Enclosed* | | |
| Director's Report | *Enclosed* | | |
| PAN Card | *Enclosed* | | |
| DC Advice Letter | *Enclosed* | | |
| Approved Letter | *Enclosed* | | |
| Planning Permit | *Enclosed* | | |
| Building Permit | *Enclosed* | | |
| Approved Layout Plan / Site Plan | *Enclosed* | Proforma of Allotment Letter / Agreement to Sale / Construction Agreement | *Enclosed* |

For BRIGADE ENTERPRISES LTD.

Authorised Signatory.

Scanned with CamScanner

**Brigade Enterprises Limited**
Corporate Identity Number (CIN): L85110KA1995PLC019126
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram-Rajajinagar, Bengaluru - 560 055, India
T: +91 80 4137 9200 F: +91 80 2221 0784
E: enquiry@brigadegroup.com www.brigadegroup.com

23

23

BRIGADE
Building Positive Experiences

## LIST OF DIRECTORS OF BRIGADE ENTERPRISES LIMITED AS ON 07.12.2019

| Sl. No. | Name of the Directors | Designation | DIN | PAN | Address | Photograph |
|---|---|---|---|---|---|---|
| 1. | Mr. M. R. Jaishankar | Chairman and Managing Director | 00191267 | ACGPJ5805Q | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 2. | Mr. Bijou Kurien | Independent Director | 01802995 | AEKPK4193E | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 3. | Mr. Aroon Raman | Independent Director | 00201205 | ABXPR5463J | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |

For BRIGADE ENTERPRISES LTD

Authorized Signatory

BRIGADE ENTERPRISES LIMITED BENGALURU 560 055

Great Place To Work.

Brigade is recognised as one among the best in Construction & Real Estate Industry.

ISO 9001 ISO 14001 OHSAS 18001 BUREAU VERITAS Certification

Scanned with CamScanner

BRIGADE

| | | | | | | |
|---|---|---|---|---|---|---|
| 4. | Ms. Lakshmi Venkatachalam | Independent Director | 00758451 | AASPV4717F | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 5. | Mr. Pradeep Kumar Panja | Independent Director | 03614568 | ACQPK0548M | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 6. | Dr. Venkatesh Panchapagesan | Independent Director | 07942333 | BRXPP0467K | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 7. | Mr. Amar Mysore | Executive Director | 03218587 | ACJPA3457C | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |

For BRIGADE ENTERPRISES LTD

Authorized Signatory

BRIGADE ENTERPRISES LIMITED BENGALURU 560055

Scanned with CamScanner

(57) (57)

BRIGADE

| | | | | | | |
|---|---|---|---|---|---|---|
| 8. | Ms. Pavitra Shankar | Executive Director | 08133119 | AKSPS6890E | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 9. | Ms. Nirupa Shankar | Executive Director | 02750342 | AUJPS9378N | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |
| 10. | Mr. Roshin Mathew | Executive Director | 00673926 | AHSPM5539K | 29th & 30th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055 | |

For Brigade Enterprises Limited

P. Om Prakash
Company Secretary & Compliance Officer
FCS No:5435

BRIGADE ENTERPRISES LIMITED BENGALURU 560 055

For BRIGADE ENTERPRISES LTD

Authorized Signatory

Scanned with CamScanner

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**



hello@verified.realestate · +91 9996 12 9996

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.