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(1) (1)

BRIGADE
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TAMILNADU REAL ESTATE REGULATORY AUTHORITY
06 MAR 2020
TNRERA
CHENNAI

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.

Sir, - 2007

We hereby apply for the grant of registration of our project to be set up at "BRIGADE XANADU" - Cluster IV/DESTINO, 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

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(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. 777705887452.

(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 an Online Transfer through RTGS dated 10.02.2020 drawn on Kotak Mahindra Bank Ltd., Bangalore bearing UTR No. **KKBKR52020021000676230** for an amount of Rs.4,03,750/- 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.**

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(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 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 - **Enclosed**

(xii) Number and areas of covered parking available in the project – 53 **Numbers four wheeler and 400 Numbers Two wheeler parking – 5299.2056 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: 03.03.2020
Place: Chennai

Yours faithfully,
For **Brigade Enterprises Limited,**

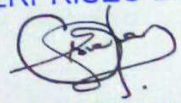
(K.S.GNANASEELAN)
Authorised Signatory.

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DETAILS OF THE COMPANY

Company Name	:	**M/S.BRIGADE ENTERPRISES LIMITED**
Regional Office Address	:	No.110, Rajiv Gandhi Salai (OMR), Thiruvanmiyur Chennai – 600 041.
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 BRIGADE ENTERPRISES LTD.



Authorised Signatory.

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

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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	

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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	

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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

For BRIGADE ENTERPRISES LTD.

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DETAILS OF THE PROJECT

Project Name	:	**" BRIGADE XANADU" – CLUSTER IV/DESTINO**
Project Address	:	No.1, Chanakyan Road , Annamalai Avenue Nolambur, Chennai – 600 095.
Extent of the Physical Land	:	**9763.08** Sq.mtr (Site area 9394.02 sq.m plus 369.06 sq.mt - proportionate share of land in the club house)
Survey Nos, Village, Taluk	:	Land comprised and admeasuring an extent of 9394.02 sq.mt (101116.39 sq.ft i.e 2.32 acres) comprised in S.No. 163/3 (part) and Proportionate land in the club house measuring 369.06 sqm (i.e 3972.53 sqft) part of S.Nos. 137/3 (part) , 144 (part) & 145/2 (part) situated at Nolambur Village, Maduravoyal Taluk, Chennai District (Formerly within Tiruvallur District), Tamilnadu, and situated within the Registration District of Chennai North and Registration Sub-District of Konnur.
Usage & Registration applied for	:	Residential Building - Consist of Combined Basement Floors for Block **S, T, U** (3 Blocks) , **Block S** – Ground Floor + 6 Floors – with 150 Dwelling Units , **Block T** – Ground Floor + 6 Floors – with 122 Dwelling Units, **Block U** – Ground Floor + 6 Floors – with 94 Dwelling Units, total – **366 Dwelling Units**, No.1, Chanakyan Road, Annamalai Avenue, Nolambur, Chennai – 600 095.

For BRIGADE ENTERPRISES LTD.

Authorised Signatory.

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

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Services we run for you
/services

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/landlens/one

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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.