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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

BRIGADE
Building Positive Experiences

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
03 DEC 2020
TNRERA
CHENNAI-8

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, 6742

We hereby apply for the grant of registration of our project to be set up at "BRIGADE XANADU" - Cluster III-CELESTE and Commercial Block I and II - ARCADIA, situated at 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	:	thirumananr@brigadegroup.com & arunbalaji@brigadegroup.com
	(d) Mobile No.	:	8220633933/9840797112
	(e) Telephone /Fax Number	:	.....
	(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.

Authorised Signatory.

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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. 777705887682

(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 RTGS dated 11/03/2020 3.11.2020 bearing UTR No.RTGSKKBKR52020110300705868/ with reference no.000185307293 for an amount of Rs. 14,70,000/- 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 2019–2020

(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. – Patta and POA 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**

For BRIGADE ENTERPRISES LTD.

Authorised Signatory.

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(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.**

(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 ciosed Parking for each units available in the Project - **Enclosed**

(xii) Number and areas of covered parking available in the project – **567 Numbers & area 21223.02 sq.mtr for Cluster III and 37 Numbers & area 1666.42 Sq. mtr for Commercial Block I and Nil for Commercial Block II**

(xiii) Number and areas of open parking areas available in the project **49 Numbers & area1489.07 sq.mtr for Cluster III and 9 Numbers & area 454.74 sq.mtr for Commercial Block I and 2 Numbers & area 61.95 sq mtr for Commercial Block II.**

(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) Brochure - **Enclosed**

(xix) Declaration in Form B – **Enclosed**

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

Date: 02.12.2020
Place: Chennai

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

(R.THIRUMANAN)
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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/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.