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

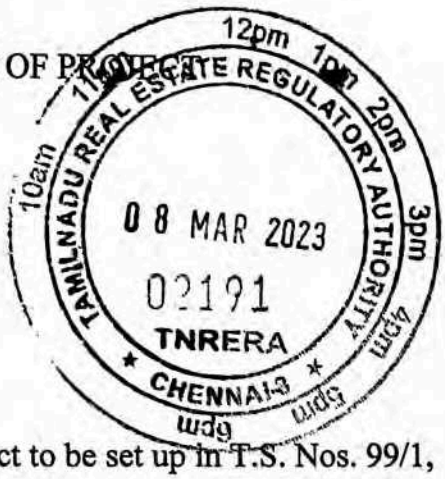
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

FORM -'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECTS



To

The Tamilnadu Real Estate Regulatory Authority

Gandhi Irwin Road, Egmore,

Chennai-600 008.

Sir,

We here by apply for the grant of registration of our project to be set up in T.S. Nos. 99/1, 99/2, 99/3, 99/4 and 99/5 in Block No. 42, Corporation Division No. 129, Saligramam Town, Mambalam Taluk, Chennai District (formerly, O.S. Nos. 110/6 and 111/12 in the Saligramam Village, Egmore Nungambakkam Taluk, Madras District).

1.The requisite particulars are as under:-

In case of Firm/ societies/trust/ companies/Limited liability partnership/ competent authority-

(a) Name M/s.True Value Homes India Private Limited

(b) Address Registered Office at No.21, CV Raman Road, Alwarpet, Chennai -18.

(c) Copy of registration certificate -Enclosed

(d) Main objects Share from MOA & AOA of the Company [Real Estate]-Enclosed

(e) Name, Photograph and address of Chairman of the Governing body /partners/ Directors etc - Enclosed.

(iii) PAN No. AAACT7955Q.- Enclosed

(iv) Name and address of the bank or banker with which account in terms of section 4 (2) (1) (D) of the Act will be maintained

(v) Details of project land held by the applicant -All that piece and parcel of lands in T.S. Nos. 99/1, 99/2, 99/3, 99/4 and 99/5 in Block No. 42, Corporation Division No. 129, Saligramam Town, Mambalam Taluk, Chennai District (formerly, O.S. Nos. 110/6 and 111/12 in the Saligramam Village, Egmore Nungambakkam Taluk, Madras District).

For TRUE VALUE HOMES INDIA PVT. LTD.

Director

(vi) Details of approval obtained from various competent authorities for commencing the project TVH -NIVAAN - Enclosed Approved Plan No.OL-PP-NHRB/0059/2023, dated 17.02.2023, Building CMDA PPA No.OL-00182. (issued by Chennai Metropolitan Development Authority) situated Block No. 42, Corporation Division No. 129, Zone 10, Saligramam Town, Mambalam Taluk, Chennai District (formerly Saligramam Village, Egmore Nungambakkam Taluk, Madras District).

(vii) Brief details of the projects launched by the promoter in the last five years whether already completed or being developed , as the case may be ,including the current status of the said projects ,any delay in its completion ,details of cases pending ,details of type of land and payments pending etc.

The Promoter has launched Special Building of an extent 3788.76 Sq. Mts, Project was named as "TVH NIVAAN" , bearing Approved Plan No.OL-PP-NHRB/0059/2023, dated 17.02.2023, Building CMDA PPA No.OL-00182 and Greater Chennai Corporation Building Permit No. CERA/WDCN10/00086/2023 dated 02/03/2023.

(viii) Agency to take up external development works local Authority (Exact Authority or any agreement to the Authority)/Self Development; NA

For TRUE VALUE HOMES INDIA PVT. LTD.

Director

TVH®

Name	:	**M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED,**
Email Id	:	legal@tvh.in
Land Line No	:	044-24670066/04424670088
Address	:	TVH Novella, No.16/17, 3rd Cross street,
		R A Puram, Chennai - 600028

For TRUE VALUE HOMES INDIA PVT. LTD.

Director

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.