

RE

REGULATORY RECORD

# RERA Document

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

## Project Application Form

## Promoter Details

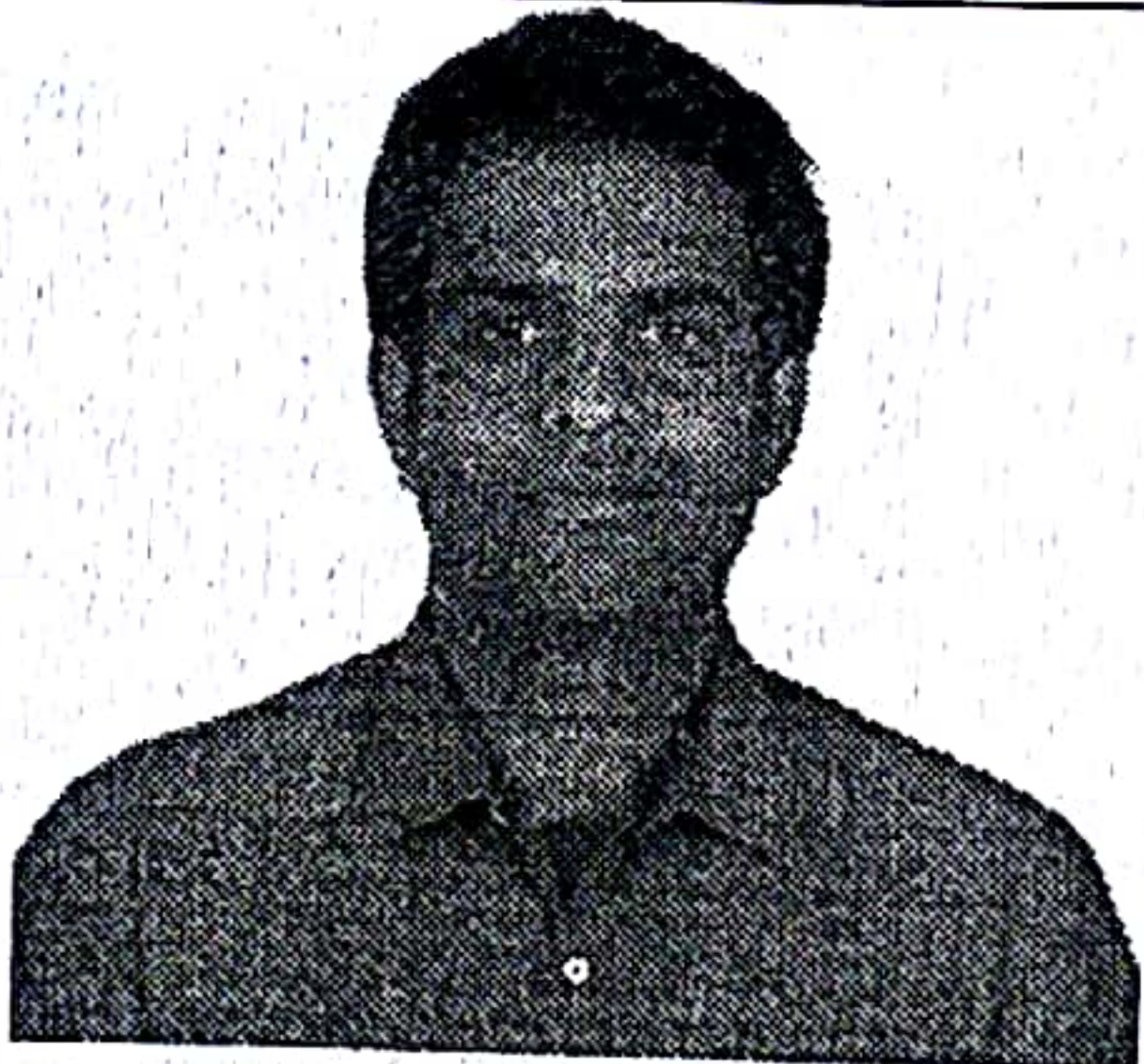
|            |  |                   |  |
|------------|--|-------------------|--|
| Name*      |  | Father's Name*    |  |
| PAN No*    |  | Aadhaar Number*   |  |
| Mobile No* |  | Telephone Number* |  |
| FAX Number |  | E Mail*           |  |
| Occupation |  | Address Line 1*   |  |
| State*     |  | Address Line 2*   |  |
| Pin code*  |  | District          |  |

If it is a firm

|                             |                                                                                               |                                                                                               |              |
|-----------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------|
| Name of the Firm / Company* | <b>M/s. URBAN TREE INFRASTRUCTURES PRIVATE LIMITED</b>                                        | Copy of the Registration Certificate*                                                         | Annexure - A |
| Address*                    | Good Shepherd Square, 6th Floor, No.86, Kodambakkam High Road, Nungambakkam, Chennai -600034. | Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,* | Annexure - C |
| Mobile No*                  | 7299299906                                                                                    | Main objects*                                                                                 | Annexure - B |
| Telephone No                | 044 - 40000321                                                                                |                                                                                               |              |
| FAX Number                  |                                                                                               |                                                                                               |              |
| E Mail                      | legal@urbantree.in                                                                            |                                                                                               |              |
| State*                      | Tamilnadu                                                                                     |                                                                                               |              |
| Pin code*                   | 600034                                                                                        |                                                                                               |              |

**Annexure – C**

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

| S. No. | Name           | Photograph                                                                           | Address                                                                        |
|--------|----------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1.     | Abhishek Mehta |   | 8, Rutland Gate, 5 <sup>th</sup> Street,<br>Nungambakkam,<br>Chennai – 600 006 |
| 2.     | Abhinay Mehta  |  | 8, Rutland Gate, 5 <sup>th</sup> Street,<br>Nungambakkam,<br>Chennai – 600 006 |

|                           |                                                                                                       |                                             |                                                                                                                                          |
|---------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Atrium by Urban Tree</b>                                                                           | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 80 Vaastu compliant Apartments in Perungudi comprising of 2 & 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Completion Certificate received from CMDA on 14.03.2013.<br>Handed over in 2013                       | State                                       | Tamilnadu                                                                                                                                |
| Category of Building      | Group Development, Stilt + 4                                                                          | District*                                   | Kancheepuram                                                                                                                             |
| Is there any Case Pending | No                                                                                                    | Pincode                                     | 600096                                                                                                                                   |
| Address                   | Atrium by Urban Tree, 5 <sup>th</sup> Cross Street, Telephone Nagar, Perungudi, OMR, Chennai 600 096. |                                             |                                                                                                                                          |



|                           |                                                                                                                            |                                             |                                                                                                                                                   |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Infinity by Urban Tree</b>                                                                                              | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 198 Vaastu compliant Apartments in Porur Gardens, comprising of 1, 2 & 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Completion Certificate received from CMDA on 03.12.2014<br>Handed over in 2015                                             | State                                       | Tamilnadu                                                                                                                                         |
| Category of Building      | Group Development, Stilt + 4                                                                                               | District*                                   | Thiruvallur                                                                                                                                       |
| Is there any Case Pending | No                                                                                                                         | Pincode                                     | 600 116                                                                                                                                           |
| Address                   | Infinity by Urban Tree<br>Off 60 feet Road,<br>Adjacent to Sundresan Nagar, Porur Garden Phase II, Porur, Chennai 600 116. |                                             |                                                                                                                                                   |



|                           |                                                                                                                                          |                                             |                                                                                                                                                                                             |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Oxygen by Urban Tree – Phase I</b>                                                                                                    | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 336 Vaastu compliant Apartments plus 7 Commercial Shops in Perumbakkam, Nr. Sholinganallur, comprising of 1, 2 & 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Completion Certificate received from CMDA on 22.08.2016.<br>Handed over in 2016                                                          | State                                       | Tamilnadu                                                                                                                                                                                   |
| Category of Building      | Group Development, Stilt + 4                                                                                                             | District*                                   | Kancheepuram                                                                                                                                                                                |
| Is there any Case Pending | No                                                                                                                                       | Pincode                                     | 600100                                                                                                                                                                                      |
| Address                   | Oxygen By Urban Tree – Phase I, Pushkin Street, Gandhi Nagar Society, Off Nookampalayam Main Road, Perumbakkam Village, Chennai – 600100 |                                             |                                                                                                                                                                                             |



|                           |                                                                                         |                                             |                                                                                                                                             |
|---------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>WoW by Urban Tree</b>                                                                | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 169 Vaastu compliant Apartments in Medavakkam, comprising of 2 & 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Completion Certificate applied to CMDA on 31.05.2017                                    | State                                       | Tamilnadu                                                                                                                                   |
| Category of Building      | Group Development, Stilt + 4                                                            | District*                                   | Kancheepuram                                                                                                                                |
| Is there any Case Pending | No                                                                                      | Pincode                                     | 600100                                                                                                                                      |
| Address                   | WoW by Urban Tree, Sowmya Nagar, 2 <sup>nd</sup> Main road, Medavakkam, Chennai 600 100 |                                             |                                                                                                                                             |



|                           |                                                                                                                    |                                             |                                                                                                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Superb by Urban Tree</b>                                                                                        | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 284 Vaastu compliant Apartments in Iyyencherry Village, Urapakkam, Off GST Road, comprising of 1, 2 & 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Project is structurally completed and the same has been notified to DTCP on 29.06.2017                             | State                                       | Tamilnadu                                                                                                                                                                        |
| Category of Building      | Group Development, Stilt + 4                                                                                       | District*                                   | Kancheepuram                                                                                                                                                                     |
| Is there any Case Pending | No                                                                                                                 | Pincode                                     | 603210                                                                                                                                                                           |
| Address                   | Superb by Urban Tree, 60 Feet Road, Madurai Meenakshi Puram Layout, Ayyencherri Village, Urapakkam, Chennai 603210 |                                             |                                                                                                                                                                                  |



|                           |                                                                                           |                                             |                                                                                                                            |
|---------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Awesome by Urban Tree</b>                                                              | Project Description<br>(Max 500 Characters) | 8 Vaastu compliant Apartments in Thiruvananthapuram, comprising of 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Completion Certificate received from CMDA on 08.01.2014                                   | State                                       | Tamilnadu                                                                                                                  |
| Category of Building      | Group Development, Stilt + 4                                                              | District*                                   | Chennai                                                                                                                    |
| Is there any Case Pending | No                                                                                        | Pincode                                     | 600041                                                                                                                     |
| Address                   | Awesome by Urban Tree, No.120, Lattice Bridge Road, Thiruvananthapuram Chennai – 600 041, |                                             |                                                                                                                            |



|                           |                                                                                                                                           |                                             |                                                                                                                                                                                                                                |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Oxygen by Urban Tree – Phase II</b>                                                                                                    | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 132 Vaastu compliant Apartments in Perumbakkam, Nr. Sholinganallur, comprising of 2 & 3 BHK apartments with several Amenities and Facilities. Club House for entire project is also included in this Phase. |
| Current Status            | Completion Certificate Applied on 26.04.2017 and received from CMDA 07.08.2017.                                                           | State                                       | Tamilnadu                                                                                                                                                                                                                      |
| Category of Building      | Group Development, Stilt + 4                                                                                                              | District*                                   | Kancheepuram                                                                                                                                                                                                                   |
| Is there any Case Pending | No                                                                                                                                        | Pincode                                     | 600100                                                                                                                                                                                                                         |
| Address                   | Oxygen By Urban Tree – Phase II, Pushkin Street, Gandhi Nagar Society, Off Nookampalayam Main Road, Perumbakkam Village, Chennai – 600100 |                                             |                                                                                                                                                                                                                                |



|                           |                                                                                                                                            |                                             |                                                                                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name*             | <b>Oxygen by Urban Tree – Phase III</b>                                                                                                    | Project Description<br>(Max 500 Characters) | 3 Sided ventilated 132 Vaastu compliant Apartments in Perumbakkam, Nr. Sholinganallur, comprising of 2 & 3 BHK apartments with several Amenities and Facilities. |
| Current Status            | Project under construction                                                                                                                 | State                                       | Tamilnadu                                                                                                                                                        |
| Category of Building      | Group Development, Stilt + 4                                                                                                               | District*                                   | Kancheepuram                                                                                                                                                     |
| Is there any Case Pending | No                                                                                                                                         | Pincode                                     | 600100                                                                                                                                                           |
| Address                   | Oxygen By Urban Tree – Phase III, Pushkin Street, Gandhi Nagar Society, Off Nookampalayam Main Road, Perumbakkam Village, Chennai – 600100 |                                             |                                                                                                                                                                  |



|                           |                                                    |                                             |                                                                |
|---------------------------|----------------------------------------------------|---------------------------------------------|----------------------------------------------------------------|
| Project Name*             | <b>Popular Zone by Urban Tree</b>                  | Project Description<br>(Max 500 Characters) | Commerical Space on G. P. Road, Royapettah, Nr. Express Avenue |
| Current Status            | Construction in Progress                           | State                                       | Tamilnadu                                                      |
| Category of Building      | Group Development, Stilt + 2                       | District*                                   | Chennai                                                        |
| Is there any Case Pending | No                                                 | Pincode                                     | 600002                                                         |
| Address                   | 109 & 105, General Patters Road, Chennai – 600 002 |                                             |                                                                |



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

