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REGULATORY RECORD

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TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED

FORM - 'A'

[See rule 3 (2)]

Bharilca

98818 11646

APPLICATION FOR REGISTRATION OF PROJECT

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 Survey no.s.97/1, 97/2, 98/1, 104/2, 104/3 & 105/1, 105/2, 106/2, & 107/1, 107/2, 107/3, 107/4, 108, 109/1, 109/2, & 109/4, 110/1, 110/2A, 110/2B and 112/1 part of Manniwakkam Village, Kattankalathoor Panchayat union , Chenglepet Taluk, Kanchipuram dist.

1.The requisite particulars are as under:-

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

(a) Name M/S.Tarendra Infrastructure Chennai Private Limited

(b) Address Registered Office at no.19, Bishop Wallers Avenue, East CIT Colony, Mylapore, Chennai-600 004.

(c) Copy of registration certificate -Enclosed



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TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED

(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.AACCT 9883F.- 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 Survey no.s 97/1,97/2, 98/1, 104/2 ,104/3&105/1, 105/2, 106/2, & 107/1, 107/2, 107/3, 107/4 , 108, 109/1, 109/2, & 109/4,110/1, 110/2A, 2B and 112/1 out of 53337 Sq.Mts situated in Manniwakkam Village, Kattangalathoor Panchayat Union, Chenglepet Taluk, Kanchipuram district , located within the jurisdiction of Sub Registrar of Guduvancherry coming under the registration district of South Chennai. The M/S.TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED,

(vi) Details of approval obtained from various competent authorities for commencing the project TVH -TITANIUM CITY. Enclosed layout CMDA permit No.PPD/LO -01/2020,dated 07-01-2020,File no.L1/1541/2019.and Manniwakkam village Panchayat approval no. 06/2020 dated 05/03/2020, issued by Special Officer-Manniwakkam Village Panchayat.



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(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 Residential Layout Plot of an extent 96,470 Sq. Mts, Project was named as "TVH TITANIUM " , bearing CMDA Layout Approval No: 20/2016, Bearing Permit No: 9341 dated 18/05/2016.

Subsequently, the promoter has launched Residential plots of an extent of 6476 sq.mts out of 96470 sq.mts allotted for Public Purpose of phase-II in the name of TITANIUM CITY -II bearing CMDA Layout PPD LO no.43/2019, bearing permit no.12361 dated 05-04-2019.

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

(ix) Registration fee by way of Pay Order dated 12/3/2020: ~~ICICI~~ drawn on The Tamilnadu Real Estate Regulatory Authority Draft bearing no 526960 for an amount of Rs.2,67,000/- drawn in.

Calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish.

2. I/We enclose the following documents in triplicate, namely :-

(i) Authenicated copy of the Pan Card of the promoter.



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(ii) Audited balance sheet of the promoter for the proceeding financial year.

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person.

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details.

The land owner M/S.Tarendra Infrastructure Chennai Private Limited has created mortgaged with VISTRA ITCL (INDIA) LIMITED (formerly known as IL &FS Trust Company Limited) registered deed of mortgaged Doc no.4154 of 2017 Dated 28.04.2017 at SRO Guduvancheri.

(v) where the promoter is not the Owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement ,joint development agreement or any other agreement, as the case may be ,entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner of the land proposed to be developed :- Enclosed.

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission ,building permit/building sanction plan ,partial completion certificate for each of such phases;-NA



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- (vi) The Sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; Enclosed.
- (vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities solid and liquid waste management, emergency evacuation services, use of renewable energy;-NA
- (viii) The 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
- (ix) Pro-forma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Enclosed
- (x) The number type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas if any details of which have to be furnished separately; -NA
- (xi) The number and areas of covered parking available in the project;- NA
- (xii) The number of the open parking areas available in the project :- NA
- (xiii) Details of undivided shares pertaining to the project :- NA
- (xiv) The names ,addresses, phone numbers, email ids and registration details of real estate agents ,if any ,for the proposed project :- NA



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(xv) The names ,addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and GEO Technical Engineers ,if any and other professionals or key persons, if any associated with the development of the proposed project ; -NA

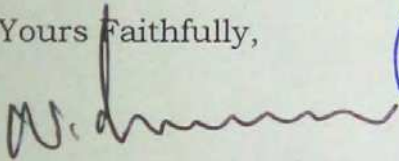
(xvi) A declaration in FORM 'B' - Enclosed

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

Dated : 11.03.2020

Place : Chennai

Yours Faithfully,



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TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED

COMPANY NAME : M/s. Tarendra Infrastructure Chennai Private Limited

CORPORATE OFFICE ADDRESS: TVH-Novella No.16/17, 3rd Cross Street,
R.A Puram, Chennai – 600 028

CONTACT NO : 98848 11646/04424640022

Email ID : legal@tvh.in



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TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED

DIRECTOR DETAILS OF M/S.TARENDRA INFRASTRUCTURE CHENNAI (P) LIMITED

NAME : MR.N.RAVICHANDRAN
EMAIL ID : nravi@tvh.in
PAN NO : AAEP5424K
ADDRESS : NO.1.KRISHNAPURI,
1st MAIN ROAD, R.A.PURAM,
CHENNAI-600 028.
044-24640022.



NAME : M.KALAIARASI
EMAILID : ---
PAN NO : AALPM6903D
ADDRESS : No.52 & 54, TVH Boag Villa,
North Boag Road, T.Nagar,
Chennai - 17 , 044-24640099.



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

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



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
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+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.

