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

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21st September, 2026

Tamil Nadu Real Estate Regulatory Authority,
RERA TOWER, No.133 , G. Block,
1st Avenue, Anna Nagar (East),
Chennai 600102

Sir,

Sub PROJECT REGISTRATION – TAMIL NADU – TVS EMERALD AVALON – Jamin Pallavaram village – Partnership deed and sharing of extent - Particulars called for – Clarification submitted.

Ref: Our online application for registration of TVS Emerald Avalon Project in TNRERA/APPL/PBF/0490/2026

With reference to the query relating to partnership deed and sharing of extent details, we submit that M/s. EMERALD HAVEN LIFE SPACES 3 PRIVATE LIMITED, (formerly known as RADIAL (PHASE III) IT PARK PRIVATE LIMITED) a company incorporated under the provisions of the Companies Act, 2013 is the absolute and lawful owner of the land admeasuring of 7.40 acres of land and M/s. EMERALD HAVEN LIFE SPACES 2 PRIVATE LIMITED, (formerly known as Radial (Phase II) IT Park Private Limited) a company incorporated under the provisions of the Companies Act, 2013, is the absolute and lawful owner of the land admeasuring 5.04 Acres in the above site.

Both the companies have jointly submitted Project Registration Application to TNRERA

The bank account has been opened in the name of M/s. Emerald Haven Life spaces 3 Private Limited.

M/s. Emerald Haven Life spaces 2 Private Limited has appointed M/s. Emerald Haven Life spaces 3 Private Limited as their Power of Attorney to do and perform, all the acts, deeds, matters and things in relation to 5.04 acres of land owned by M/s. Emerald Haven Life Spaces 2 private Limited . vide POA Doct.No. 62/2026, dated 17/08/2026.

For Emerald Haven Life Spaces 3 Private Limited,

Authorised Signatory.

Emerald Haven Life Spaces 3 Private Limited
(Formerly Known as Radial (Phase III) IT Park Private Limited
Registered Office : Ispahani Centre, 4th Floor, No.123, 124 Nungambakkam High Road,
Nungambakkam, Chennai - 600 034. T : (91) 44-2436 1261, E: corpsec@tvsemerald.com W : www.tvsemerald.com
CIN: U70109TN2019PTC133325 GSTIN : 33AAJCR9821L1ZX

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.