Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM'A'
[Seerule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
" RERA Tower " , No. 133, G - Block
1st Avenue, Anna Nagar (East),
Chennai- 600 102

Sir,

I / Wehere by apply for the grant of registration of our project to be Setup at S.NO. 255/9,11 of Pinjivakkam Village and Panchayat, Kadambathur Panchayat Union, Thiruvallur Taluk & District.

State : Tamil Nadu For an Extent measuring 17050.0Sq.Mtrs. by the Name M/s. Brick & Mortar Realty, R.Raghupathy (Partner)

The requisite particulars areas under:-

(i) Statusoftheapplicant,whetherindividual/company/proprietorshipfirm/societies/ partnershipfirm/competentauthority;

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : M/s. Brick & Mortar Realty, R.Raghupathy (Partner)

(b) Address : No.10/2, Somasundaram Street, T.Nagar, Chennai -17

(c) Name, photograph and address of chairman of the governing body / partners / directors etc.
Name : R.Raghupathy (Partner)

Photograph



(iii) PAN No. M/s. Brick & Mortar Realty – AATFB4018J

(iv) Name and address of the bank or banker with which account in terms of section4(2)(l)(D)of the Act will be maintained Project Completed – Form 5 Submitted ;

(v) Details of project land held by the applicant 17050.0 Sq.Mtrs of land Comprised In Survey Nos: 255/9,11 of Pinjivakkam Village and Panchayat, Kadambathur Panchayat Union, Thiruvallur Taluk & District.

(vi) Details of Approval obtained from Various Competent Authorities for commencing theProject Planning Permit Issued by DTCP Approved No. SWP/DTCP/TVLR/LAYOUT No: 32/2025**dated 21.04.2025** Local Body Approval No : **Roc No:** 01/2026-27**, Dt.11.06.2026**

(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, detailsoftypeoflandandpaymentspendingetc.**NA**.

(viii) Agencytotakeupexternaldevelopmentworks_____Local Authority(exactAuthorityoranyagreementtotheAuthority)/SelfDevelopment - **Self Development**

(ix) Registration Fee Details : Registration fee by Debit Card for an amount of **Rs. 85,250/- (Eighty Five Thousand Two Hundred and Fifty Only)**

(x) Any other information the applicant may like to furnish -**Nil**

1. I/weencloseth efollowingdocumentsintriplicate,namely:-

(i) authenticatedcopyofthePANcardofthepromoter -**Attached**

(ii) audited balance sheet of the promoter for the preceding financialyear - **Attached**

(iii) copy of the legal title deed reflecting the title of the promoter to theland on which development is proposed to be developed along withlegallyvaliddocumentswithauthenticationofsuchtitle,ifsuchlandiso wnedbyanotherperson - **Attached**

(iv) the details ofencumbrances on thelandonwhich developmentisproposed including any rights, title, interest or name of any party in oroversuchlandalongwith details -**Nil**

(v) where the promoter is not the owner of the land on which developmentis proposed details of the consent of the owner of the land along with acopy of the collaboration agreement, development agreement, jointdevelopment agreement or any other agreement, as the case may be,entered into between the promoter and such owner and copies of titleand other documents reflecting the title of such owner on the landproposedtobedeveloped - **NA**

(A) Authenticatedcopy ofthebuilding permitandsanctionedplanfromthecompetentauthorityin accordancewiththe lawsapplicablefor the project,and where the project is proposed to be developed inphases,anauthenticatedcopyoftheplanning permission,buildingpermit/buildingsanctionplan,partial completioncertificateforeachofsuchphases-**NA**

(vi) the sanctioned plan, layout plan and specifications of the proposedproject or the phase thereof, and the whole project as sanctioned by thecompetent authority **-Attached**

(vii) the plan of development works to be executed in the proposed projectandtheproposedfacilitiestobeprovidedthereofincludingfire-fightingfacilities,drinkingwaterfacilities,solidandliquidwastemanagement,emergencyevacuationservices,useofrenewableenergy- **NA**

(viii) thelocationdetailsoftheproject,withcleardemarcationoflanddedicatedfor theprojectalongwithitsboundariesincludingthelatitudeandlongitudeofth eendpoints ofthe project - Google Coordinate – 13.071139, 79.864250

(ix) proformaoftheallotmentletter,agreementforsale,andtheconveyancedeed proposed to besigned withtheallottees - **NA**

(x) the number, type and the carpet area of apartments for sale in theprojectexclusive of the area of balcony, verandah, open terrace andother common areas, if any, details of which have to be furnishedseparately - **NA**

(xi) thenumberandareasofcoveredparkingavailableintheproject - **NA**

(xii) thenumberofopenparking areasavailableintheproject - **NA**

(xiii) DetailsofUndividedSharespertainingtotheproject - **NA**

(xiv) thenames,addresses,phonenumbers,email ids and registration details of real estateagents,ifany,fortheproposedproject - **Nil**

(xv) thenames,addresses,phonenumbers,emailidsandregistrationdetailsofthe contractors,architects,structuralengineers
site engineers, project management consultants, HAVC consultants andGeoTechnicalEngineers,ifanyandotherprofessionalsorkeypersons,if anyassociatedwiththedevelopmentoftheproposedproject - **Attached**

(xvi) a declaration in FORM'B' **-Attached**

2. I/Wesolemnlyaffirmanddeclarethattheparticularsgiveninhereinarecorrecttom y/our knowledge andbelief.

Dated: 19.06.2026

Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

For BRICK & MORTAR REALTY

Partners

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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