Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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From
1. Mrs. Neetu H Advani,
2. Mrs. Roshini Haresh Daryanani,
3. Mr.Raj Sanju Inderlal,
4. Mr.Hero T. Advani,
5. Mr.Gope T. Advani,
6. Mrs.H.Reshma Devi,
7. Mr.Kishore G Advani &
8. Mr.Vishaal G Advani

Old Door No: 72(96) New Door No: 96/3,
MC. Nichols Road, Chetpet, Chennai.600031.

To
The Chairperson,
Tamil Nadu Real Estate Regulatory
Authority (TNRERA)
1st Floor, No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Sir,

Sub	:	Consent Letter for Operating Bank Account
Ref	:	TNRERA Registration for the Proposed Project **"BLOOMINGDALE"**

We are **1.Mrs. Neetu H Advani, 2.Mrs. Roshini Haresh Daryanani 3.Mr.Raj Sanju Inderlal, 4. Mr. Hero T. Advani, 5. Mr.Gope T. Advani, 6.Mrs.H.Reshma Devi 7.Mr.Kishore G Advani & 8.Mr.Vishaal G Advani** Land Owner of Old Door No: 72(96) New Door No: 96/3, MC. Nichols Road, Chetpet, Chennai - 600031.

I have entered into a joint Development Agreement executed on 25th Day of August 2024 with **M/s. PUSHKAR PROPERTIES PRIVATE LIMITED**, represented by its Director, **Mr. P.KRUTHIVAS.**

I hereby declare that **M/s. PUSHKAR PROPERTIES PRIVATE LIMITED**, represented by its Director, **Mr.P.KRUTHIVAS, is hereby authorized to do the Construction sign and execute necessary Powers and Agreements and CMDA Applications and Sale of Flats for our project at of "BLOOMINGDALE",** Construction of Stilt Floor (Parking) + 1st To 5th Floor Residential Building (Height -18.30m) With 15 Dwelling Units Availing Premium FSI With TOD Benefit at Old Door No:72, New Door No: 96, MC.Nichols Road, Chetpet, Chennai - 600031, Comprised In Old S. No: 133 Part, R.S.No:381/ 1 Part And T.S. No: 381/4, Block No: 24 of Egmore Village Within the Limits of Greater Chennai Corporation.

In order to do the Development and to obtain the RERA registration, I have given my consent to open up a Bank Account Specifically for this Project with State Bank of India, SME Branch, Egmore.

We do not have any objection of them to operate the above said account for the development of our project by the Promoter/Developer **M/s. PUSHKAR PROPERTIES PRIVATE LIMITED**, represented by its Director, **Mr.P.KRUTHIVAS.**

The Bank account Details are given below.

Name of the Account	:	**THE BLOOMINGDALE**
Account Number	:	**44439798446**
Name of the Bank	:	**State Bank of India**
Name of the Branch	:	**SME CHENNAI BRANCH (13241)**

Kindly acknowledge and issue the RERA Registration Certificate for our Project at the earliest.

Thanking you,

Yours Faithfully,

1.Mrs. Neetu H Advani

2.Mrs. Roshini Haresh Daryanani

3.Mr.Raj Sanju Inderlal

4. Mr.Hero T. Advani

5. Mr.Gope T. Advani

6.Mrs.H.Reshma Devi

7.Mr.Kishore G Advani

8.Mr.Vishaal G Advani

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.