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RE REGULATORY RECORD

RERA Document

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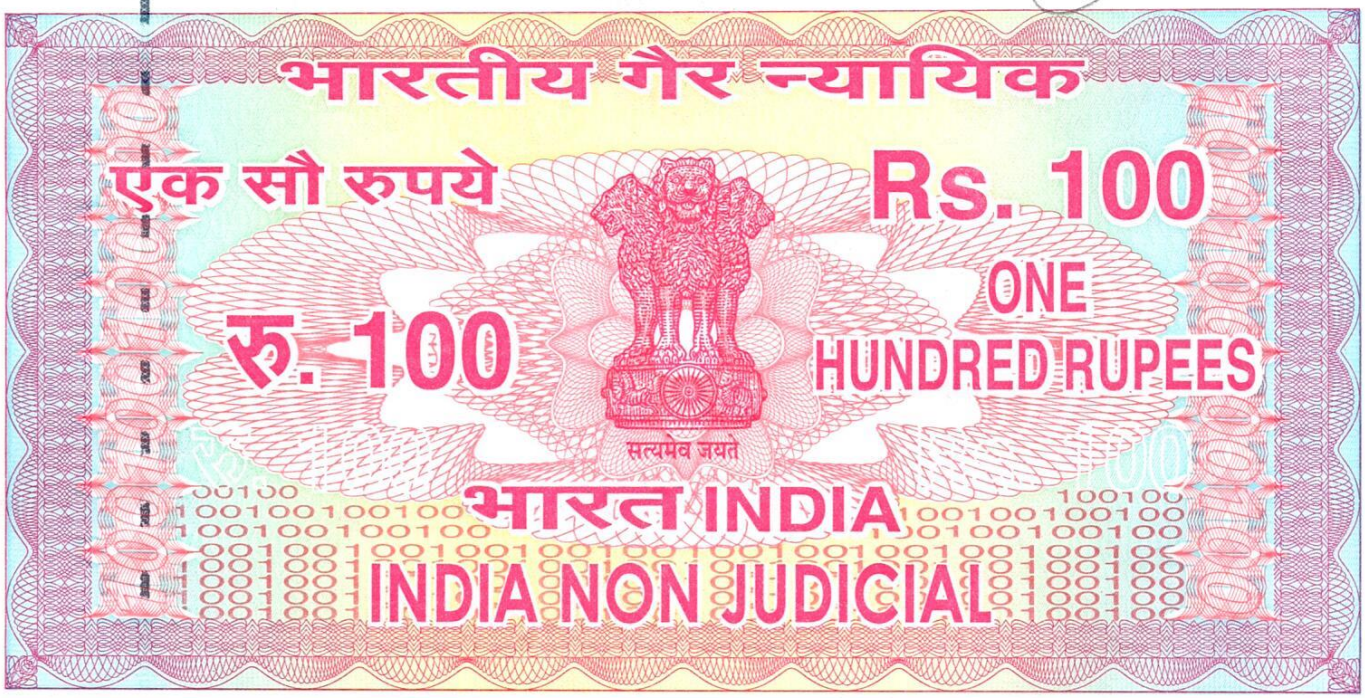
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DIGITALLY VERIFIED RECORD

(5)



தமிழ்நாடு तमिलनाडु TAMILNADU

ET 747124

BROADSTONE REALTY
CHENNAI-86

11 FEB 2026

மாவட்டக்குவலம்
ஜூலை
14-7-2025

S KANAKARAJ
Licence No: 3017/D2/1995
No. 662, Anna Salai, Thousand Lights,
CHENNAI - 600 006. Cell : 99414 17940

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of **(1)** M/s **Broadstone Realty,** represented by Mr. Harsha Vardhan V and Mr. Manish Jain Promoter cum GPA Holder representing Mr. A.K. Viswanathan, M/s. Metro Investments, M/s. Arihanth Homes, Mr. A. Vimal Chand Surana @ A. Vimal Chand, Mr. Mahavir Taleda @ Mahavir Chand Taleda and Mr. Ashok Jain @ Ashok Jain Chhajer residing in 181 Avvai Shanmugam Salai, Royapettah, Chennai 600014 & **(2)** M/s Shanmugam Malarvizhi Property Holdings Pvt. Ltd**, (3)** Mr. Asra Garg, **(4)** Mr. E.K. Kumaresan and **(5)** Mr. Nithy Ananth, M. @ Nithy Muttukrishna Ananth of the proposed project comprised in Survey Nos. 239/15, 239/16A, 239/16B, 239/16C, 241/5, 241/6A, 241/6B, 241/6C, 241/7, 241/8, 241/10, 241/11, 241/12, 241/13, 241/14, 241/15, 241/16, 241/18,

GPA - Power agent Mr. A.K. Viswanathan

For BROADSTONE REALTY

Managing Partner

For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED

Authorised Signatory.

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242/2B, 242/3, 242/4A, 242/4B, 242/4C, 242/6, 242/7A, 242/7B, 242/7C, 242/8, 242/9, 242/10, 242/11A, 242/11B, 242/12, 242/13, 242/14, 242/15, 242/16, 242/17A, 242/17B, 242/18. 243/2. 243/3. 243/4. 243/5. 243/6. 243/7. 243/8. 243/9. 243/10. 243/11, 243/12A, 243/12B, 243/13, 243/14, 243/15, 243/16, 243/17A, 243/17B, 243/18, 243/19, 243/20A, 243/20B, 243/20C, 243/21, 243/22, 244/1A, 244/1B, 244/2, 244/3, 244/4, 244/5, 244/6A, 244/6B, 244/7, 244/8, 244/9, 244/10, 244/11, 244/12, 244/13, 244/14, 244/15, 244/16, 244/17, 244/18A, 244/18B, 244/19A, 244/19B, 244/19C, 244/19D, 244/19E, 244/20, 245/10A, 245/12A, 245/12B, 245/12C, 245/13, 245/14, 245/15, 245/16A, 245/16B, 245/17A, 245/17B, 245/18A, 245/18B, 245/19 in Thiruvidanthai Village, Thiruporur Taluk, Chengalpattu District.

I / We, Broadstone Realty, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with Mr. A.K. Viswanathan, M/s. Metro Investments, M/s. Arihanth Homes, Mr. A. Vimal Chand Surana @ A. Vimal Chand, Mr. Mahavir Taleda @ Mahavir Chand Taleda and Mr. Ashok Jain @ Ashok Jain Chhajer, M/s Shanmugam Malarvizhi Property Holdings Pvt. Ltd, Mr. Asra Garg, Mr. E.K. Kumaresan, Mr. Nithy Ananth, M. @ Nithy Muttukrishna Ananth, who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

For BROADSTONE REALTY

Managing Partner

For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED

Authorised Signatory.

2. That the said land is free from all encumbrances.

3. The project will be completed by 31-12-2026.

4. That seventy per cent of the amounts realised by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent Authority.

6. That I / Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

1 For BROADSTONE REALTY

Managing Partner

For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED

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Authorised Signatory.

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7. That I / Promoter shall take all the pending approvals on time, from the competent Authorities.

8. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

1 For BROADSTONE REALTY

Managing Partner

2 For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED

Authorised Signatory.

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Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chennai on this 12th day of February, 2026.

1 For BROADSTONE REALTY

Managing Partner

2 For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED

Authorised Signatory.

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Deponent

(2)

Consent Letter for Maintaining and Operating Bank Account for a Real Estate Project

From

1. M/s Shanmugham Malarvizhi Property Holdings Pvt. Ltd.
2. Mr. Asra Garg
3. Mr. E.K. Kumaresan
4. Mr. Nithy Ananth, M @ Nithy Muttukrishna Anath **GPA - Power agent Mr. A.K. Viswanathan**

32/17 2nd Main Road, First Floor,
CIT Colony, Mylapore, Chennai - 600004
Mobile No. +91 7806810194
E-mail ID harsha.8110@gmail.com

To :
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai

Sir,

We, 1. M/s Shanmugham Malarvizhi Property Holdings Pvt. Ltd., 2. Mr. Asra Garg, 3. Mr. E.K. Kumaresan and 4. Mr. Nithy Ananth, M @ Nithy Muttukrishna Anath residing at 32/17 2nd Main Road, First Floor, CIT colony, Mylapore, Chennai - 60004 along with **Broadstone Realty** having registered address: 181 Avvai Shanmugam Salai, Royapettah, Chennai - 600014 have jointly filed an application with TNRERA for registration of the real estate project comprised in Survey No. 239/15, 239/16A, 239/16B, 239/16C, 241/5, 241/6A, 241/6B, 241/6C, 241/7, 241/8, 241/10, 241/11, 241/12 241/13, 241/14, 241/15, 241/16, 241/18, 242/2B, 242/3, 242/4A, 242/4B, 242/4C, 242/6, 242/7A, 242/7B, 242/7C, 242/8, 242/9, 242/10, 242/11A, 242/11B, 242/12, 242/13, 242/14, 242/15, 242/16, 242/17A, 242/17B, 242/18. 243/2. 243/3. 243/4. 243/5. 243/6. 243/7. 243/8. 243/9. 243/10. 243/11, 243/12A, 243/12B, 243/13, 243/14, 243/15, 243/16, 243/17A, 243/17B, 243/18, 243/19, 243/20A, 243/20B, 243/20C, 243/21, 243/22, 244/1A, 244/1B, 244/2, 244/3, 244/4, 244/5, 244/6A, 244/6B, 244/7, 244/8, 244/9, 244/10, 244/11, 244/12, 244/13, 244/14, 244/15, 244/16, 244/17, 244/18A, 244/18B, 244/19A, 244/19B, 244/19C, 244/19D, 244/19E, 244/20, 245/10A, 245/12A, 245/12B, 245/12C, 245/13, 245/14, 245/15, 245/16A, 245/16B, 245/17A, 245/17B, 245/18A, 245/18B, 245/19 in Thiruvidanthai Village, Thirupporur Taluk, Chengalpattu District, in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED

Authorised Signatory.

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2. I/We are the landowners, who have entered into an agreement with the Promoter/Developer for developing the above said real estate project.

3. In compliance of Section 4(2)(ι)(D) of the Act, a separate account bearing number(s)

a

b

c

have been opened in the name of **Broadstone Realty**, the promoter of the above real estate project in **Anna Salai** Branch of **AXIS BANK LTD.**

4. The 70% of the amount realized for the above real estate project from the allottees will be deposited in the aforesaid account II _____ including the sale amount of our undivided share.

5. I/We hereby convey my/our consent for maintaining and operating the aforesaid account by the developer '**Broadstone Realty'** (name of the promoter).

	Name of Landowners	Mobile No.	Signature	Date
1	Mr. M.Gunasekar, Authorized Signatory for M/s Shanmugam Malarvizhi Property Holdings Pvt. Ltd,	+91 6384400866	For SHANMUGHAM MALARVIZHI PROPERTY HOLDINGS PRIVATE LIMITED Authorised Signatory	12/02/2026
2	Mr. Asra Garg	+91 7806810194		12/02/2026
3	Mr. E.K. Kumaresan	+91 8838445159		12/02/2026
4	Mr. Nithy Ananth, M @ Nithy Muttukrishna Ananth	GPA - Power agent Mr. A.K. Viswanathan +91 9444069899		12/02/2026

Broadstone Realty

Ph: +91 78068 10194
Email: connect@broadstonerealty.in

DECLARATION

It is declared that the total site area submitted for Layout of Residential Plots is 47100 Sq. Meters. During the course of approval, an extent of 11790.00 Sq. Meters towards Roads, 1691.80 Sq. Meters towards Park-1, 1889.20 Sq. Mtrs towards Park-2, 199.40 Sq. Meters towards Public Purpose (Local Body) and 195.30 Square Meters for TANGEDCO Purposes, altogether admeasuring an extent of 15766.40 Sq. Metersfrom the Site Extention was gifted to the Local Body (Thiruvidanthai Panchayat, Thirupporur Panchayat Union) vide a Gift Deed dated 31-12-2025 and registered as Document No. 4934 of 2025 at the office of the SRO, Kelambakkam. After deducting the gifted area from the total extent 47100 Sq. Meters, the total area of all the residential Plots (123 Plots) is 31333.60 Square meters , which is mentioned in the Subject column of the Final Approval Letter In ROC No. 04/10-02-2026 dated 10-02-2026 by the Village Panchayat President, Thiruvidanthai Panchayat, as acknowledging and approving an extent of 31333.60 Sq.Mtrs for Residential Plots Planning Permission.

It is also to submit that the President, Thiruvidanthai Panchayat in the same Approval Order has clearly mentioned the total extent of Site, Extent of Roads, Extent of Parks, Extent of Public Purpose land and Extent of lands for TANGEDCO purpose under the column, "Allotment Details of Approved Lay-out Plan" in the Body of the Order.

For BROADSTONE REALTY

Managing Partner

Amaram - West Boundary



GPS Map Camera

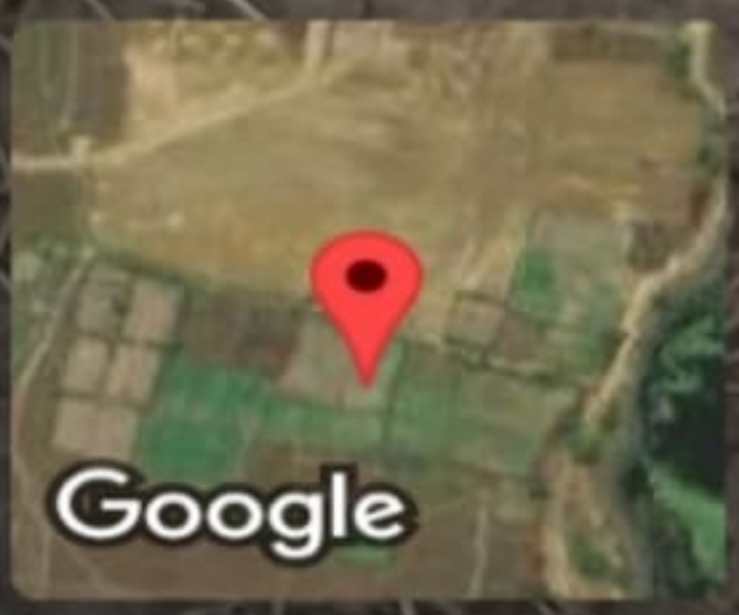
Kovalam, Tamil Nadu, India

Villa Rd, Kovalam, Tamil Nadu 603112, India

Lat 12.755942° Long 80.232092°

Wednesday, 18/02/2026 04:28 PM GMT +05:30

Amaram - North Boundary



GPS Map Camera

Kovalam, Tamil Nadu, India

Q64p+9q5, Sh 49, Ecr, Thiruvidanthai,
Kovalam, Tamil Nadu 603112, India
Lat 12.755427° Long 80.234636°
Wednesday, 18/02/2026 04:22 PM GMT
+05:30

Amaram East
Boundary

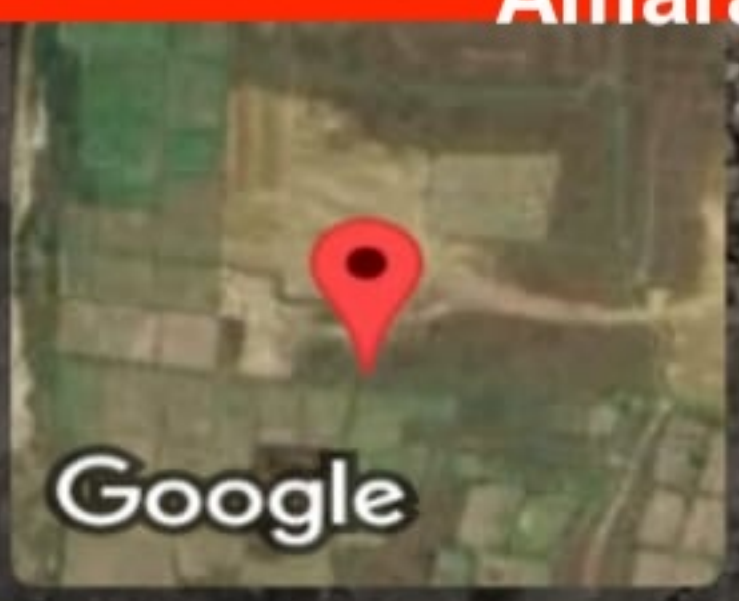
GPS Map Camera

Kovalam, Tamil Nadu, India

Q64p+9q5, Sh 49, Ecr, Thiruvidanthai,
Kovalam, Tamil Nadu 603112, India
Lat 12.755952° Long 80.236043°
Wednesday, 18/02/2026 04:15 PM GMT +05:30

Google

Amaram -South Boundary



Kovalam, Tamil Nadu, India 🇮🇳
Villa Rd, Kovalam, Tamil Nadu 603112, India
Lat 12.756296° Long 80.232122°
Wednesday, 18/02/2026 04:29 PM GMT
+05:30

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.