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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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 15 MAY 2025 DG 107700

Brigade enterprises Ltd.

K. DHINESH BABU
STAMP VENDOR
License No: 23/CH (S) 2010 dt. 28.02.2011
Sholinganallur, Chennai-600 119.
Cell: 9841417992

FORM – B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of

1. **M/s.Brigade Enterprises Limited**, having its Registered Office at No.29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram – Rajajinagar, Bangalore – 560 055, and Regional office at No.5/142, Rajiv Gandhi Salai, (OMR), Perungudi, Chennai – 600 096, India, represented by its Authorised Signatory Mr.Balasubmramanian Prabhu, the Owner/Promoter of the proposed project,

   The Proposed Project is **"BRIGADE STELLARIS"**- Proposed construction of High Rise Residential Group Development Building consisting of Combined Extended 1st Basement Floor (for Parking, Fire Pump Room, STP & OWC) + 2nd Basement Floor (for Parking & STP Pump Room) + Combined Stilt Floor Part (for Parking) + Combined Ground Floor Part with Lobby, Badminton Court, Pickle Ball, Association Room, Kids Play Area, Amenities Lobby, Indoor Games, Multipurpose Hall, Reception Lobby, Care Taker Room + Combined 1st Floor (for Parking), Pump Room for Swimming Pool and Lobby, Toilet + Combined Podium at 2nd Floor

NOTARY PUBLIC
Tmt. U. AHALYADEVI B.A.B.L.,
CITY OF CHENNAI
G.O.Ms.No. 410/2022
Dt. 06/03/2022
GOVT. OF TAMILNADU. INDIA

For BRIGADE ENTERPRISES LTD.

P. Balasubramanian
Authorized Signatory.

Level with Open Swimming Pool; Tower1: 2nd Floor + 13th Floors + 14th Floor Part Residential Building with 66 Dwelling Units, SPA & Business Centre at 2nd Floor Level; Tower 2: 2nd floor + 13th Floors + 14th Floor Part Residential Building with 68 Dwelling Units, Yoga & Indoor Games at 2nd Floor Level; Tower 3: 2nd Floor + 13th Floors +14th Floor (Part) Residential building with 82 Dwelling Units, Kids Play Area & Laundry at 2nd Floor Level; Tower 4: 2nd Floor + 13th Floors + 14th Floor Part Residential Building with 68 Dwelling Units Gym, Amenities, Association Room, Change Room & Shower Room at 2nd Floor Level; with Connecting Seel Bridge (at 46.40m height at 14th Floor Level), totally 284 Dwelling Units and Gas Bank at Old Door No.66, New Door No.142, Velachery Main Road, Chennai 600042, comprised in T.S. No. 6/1, Block No.20, Velachery (Part 1) Village, Velachery Taluk, within the limit of Greater Chennai Corporation

I, Balasubramanian Prabhu, Authorised Signatory of M/s.Brigade Enterprises Limited, Promoter/Landowner of the proposed project do hereby solemnly declare undertake and state as under:

(1) That we, M/s.Brigade Enterprises Ltd., have a legal title to the Land on which the development of the proposes project is to be carried out.

(2) That the land is free from all encumbrances.

(3) That the time period within which the project shall be completed by the Promoter is Residential, for :

Block /Tower 1 = 31.12.2030
Block /Tower 2 = 31.12.2030
Block/Tower 3 = 31.12.2030
Block /Tower 4 = 31.12.2030

(4) That seventy (70%) percent of the amounts realized by us 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.

(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.

(6) That we shall get the accounts audited within six (6) 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 account to the authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project;

(7) That we shall take all the pending approvals on time, from the competent authority.

(8) That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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Dt. ... 2022
GOVT. OF TAMILNADU. INDIA

For BRIGADE ENTERPRISES LTD

P. Balasubramanian

Authorised Signatory

(9) That we 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.

For BRIGADE ENTERPRISES LTD

P. Balasubramanian

Authorised Signatory

DEPONENT

Verification

That 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 09th January 2026.

For BRIGADE ENTERPRISES LTD

P. Balasubramanian

Authorised Signatory

DEPONENT

NOTARY PUBLIC
GOVT. OF TAMILNADU, INDIA

09/01/2026,

U. AHALYA DEVI, B.A., B.L.,
ADVOCATE & NOTARY
134, THAMBU CHETTY STREET,
PARRYS, CHENNAI-600 001.

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.