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Dtd:25.08.2026

To
The Member Secretary / Competent Authority,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Respected Sir/Madam,

Sub:

TNRERA – Project "THE MADRAS PAVILION PH I" – TNRERA Registration No. TNRERA/35/BLG/0065/2026 dated 03.03.2026 – Modification in Project Configuration – Change of Club House Blocks into Independent Villas – Revised Approval obtained from the Competent Authority – Resubmission of Application – Reg.

Ref:

1. TNRERA Registration Certificate in Form-C, File No. **TNRERA/PBF/0070/2026.**
2. TNRERA Project Registration No. **TNRERA/35/BLG/0065/2026 dated 03.03.2026.**

We, **M/s. VNCT GLOBAL LLP**, having our office at No.2, Sun Centre, First Floor, Tank Bund Road, Nungambakkam, Chennai – 600034, being the Promoter of the project **"THE MADRAS PAVILION PH I"**, respectfully submit this letter seeking necessary modification of the project details registered with the Tamil Nadu Real Estate Regulatory Authority.

The said project is registered with TNRERA vide Registration No. **TNRERA/35/BLG/0065/2026 dated 03.03.2026**. As per the existing TNRERA Registration Certificate, the project comprises Ground Floor + First Floor 38 dwelling units in various plot numbers and also contains three blocks designated as Club House, Which are more described as found below

1. EXISTING TNRERA REGISTERED PROJECT CONFIGURATION

As per the existing TNRERA Registration Certificate, the dwelling units are registered in the following Plot Nos.:

Plot Nos. 9, 33, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 65, 79, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95 Part, 96, 95 Part, 97, 98, 99, 100 and 101.

The existing registration specifically records these plots as **Ground Floor + First Floor with 38 dwelling units**.

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Further, the existing TNRERA Registration Certificate records the following plots as the location of the three Club House blocks:

1. **Plot Nos. 62 & 63 – Club House Block**
2. **Plot Nos. 64 & 80 – Club House Block**
3. **Plot Nos. 81 & 82 – Club House Block**

Thus, the above six plots were originally earmarked/designated for the **three blocks of Club House** in the TNRERA registration.

2. REVISED DEVELOPMENT PROPOSAL

Subsequent to the registration of the project, the Promoter has revised the development proposal in respect of the aforesaid Club House plots.

Under the revised proposal, the Club House component proposed in:

- **Plot Nos. 62 & 63;**
- **Plot Nos. 64 & 80; and**
- **Plot Nos. 81 & 82**

is proposed to be **changed/converted into Independent Villas**, in accordance with the revised development proposal.

The proposed change is not intended to alter the nature or identity of the overall project but is only a modification in the development/configuration of the aforesaid plots, whereby the earlier proposed Club House blocks are proposed to be replaced with **Independent Villa units** as per the revised approved plan.

3. APPROVAL FROM COMPETENT AUTHORITY

We respectfully submit that the aforesaid modification has been considered and approved by the competent authority.

The **revised approval/permission and revised plan** issued/approved by the competent authority, incorporating the aforesaid change from Club House to Independent Villas, are enclosed herewith for the kind consideration of the Authority.

Accordingly, the revised development proposal is now being submitted before TNRERA so that the project registration particulars may correspond with the latest approved development plan.

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4. DETAILS OF THE PROPOSED MODIFICATION

For clarity, the modification requested is set out below:

Sl. No.	Existing TNRERA Description	Plot Nos.	Revised Proposal
1	Club House Block	62 & 63	Independent Villa/Villas
2	Club House Block	64 & 80	Independent Villa/Villas
3	Club House Block	81 & 82	Independent Villa/Villas

The above change may kindly be incorporated in the TNRERA project records based on the revised approval submitted along with this application.

5. NO CHANGE IN THE OTHER REGISTERED PLOTS

Except for the aforesaid modification relating to the Club House plots, the other plots forming part of the existing TNRERA registration shall continue as per the approved/revised project plan.

The existing dwelling-unit plots, namely:

9, 33, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 65, 79, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95 Part, 96, 95 Part, 97, 98, 99, 100 and 101

shall continue to form part of the project as per the revised approved plan.

6. REQUEST FOR RESUBMISSION / MODIFICATION

In view of the revised approval obtained from the competent authority, we hereby request the Hon'ble Tamil Nadu Real Estate Regulatory Authority to kindly permit us to **resubmit the TNRERA application** with the revised project particulars.

We request the Authority to kindly consider and approve the following modification:

Existing:
Three Club House Blocks proposed in Plot Nos. **62 & 63, 64 & 80 and 81 & 82**.

Revised:
Independent Villas proposed in the aforesaid plots, namely **Plot Nos. 62 & 63, 64 & 80 and 81 & 82**, as per the revised approval and plan issued by the competent authority.

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7. UNDERTAKING

We undertake that:

1. We have not Sold/Collected any money from any Buyer/Prospective buyer for this project and have hence not operated the RERA bank accounts opened exclusively for this project.
2. The revised development shall be carried out strictly in accordance with the revised approval/plan issued by the competent authority.
3. The construction and development shall be carried out in accordance with the applicable provisions of the Real Estate (Regulation and Development) Act, 2016, Tamil Nadu RERA Rules and Regulations and other applicable laws.
4. The revised project particulars submitted before TNRERA shall be in conformity with the approval granted by the competent authority.
5. All necessary revised documents, plans, declarations and supporting records required by TNRERA shall be submitted by the Promoter.
6. The Promoter shall comply with the conditions imposed by the competent authorities and TNRERA.

The existing TNRERA certificate itself provides that where there is any deviation from the approved plan, the Promoter is responsible for obtaining regularisation/approval from the competent authority and informing the Authority. Accordingly, the revised competent-authority approval is enclosed for consideration.

8. PRAYER

In the above circumstances, we respectfully request the Hon'ble Authority to kindly:

a) Take on record the revised approval issued by the competent authority;

b) Permit the resubmission/modification of the TNRERA application;

c) Modify the project particulars relating to **Plot Nos. 62 & 63, 64 & 80 and 81 & 82**, by changing the existing description of **Club House Blocks** into **Independent Villas**, as per the revised approved plan;

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d) Approve/update the corresponding project details, number of dwelling units and other relevant particulars in the TNRERA registration records, wherever applicable; and

e) Permit the Promoter to proceed with the project in accordance with the revised approval and the modified TNRERA registration particulars.

We therefore request the Hon'ble Authority to kindly consider the above request and process the resubmitted application at the earliest.

Thanking you,

Yours faithfully,

For M/s. VNCT GLOBAL LLP

VNCT GLOBAL LLP CHENNAI

Authorized Signatory

Encl:

1. Old Club house plans/permissions relating to the project.
2. Revised approval/permission issued by the competent authority for the modified development proposal.
3. Layout showing 44 villas
4. Form C obtained earlier

File No: TNRERA/PBF/0070/2026

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/35/BLG/0065/2026 dated 03.03.2026

Project Name: THE MADRAS PAVILION PH I

Project Details & Address:

Registration for Ground Floor + 1st Floor - Plot Nos. 9, 33, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 65,79, 83, 84, 85, 86, 87, 88 , 89, 90, 91, 92, 93, 94 & 95pt, 96 & 95pt, 97, 98, 99, 100, 101 with 38 dwelling units and Ground Floor + 1st Floor - Plot Nos. 62 & 63, 64 & 80, 81 & 82 - with 3 Blocks club house comprised in S.Nos. 205/2A, 3A & 205/3A part of Thiruporur Village & Taluk, Chengalpattu District. President, Thiruporur Town Panchayat issued building permission No. SWP/SCM/DTCP/TP/0295538/2025 10/29/2025, SWP/SCM/DTCP/TP/0299677/2025 11/12/2025, SWP/SCM/DTCP/TP/0302346/2025 11/13/2025, SWP/SCM/DTCP/TP/0301967/2025 11/13/2025, SWP/SCM/DTCP/TP/0300011/2025 11/12/2025, SWP/SCM/DTCP/TP/0300112/2025 11/12/2025, SWP/SCM/DTCP/TP/0300152/2025 11/12/2025, SWP/SCM/DTCP/TP/0300172/2025 11/12/2025, SWP/SCM/DTCP/TP/0300484/2025 11/12/2025, SWP/SCM/DTCP/TP/0301667/2025 11/13/2025 SWP/SCM/DTCP/TP/0301565/2025 11/13/2025, SWP/SCM/DTCP/TP/0298635/2025 11/10/2025, SWP/SCM/DTCP/TP/0298887/2025 11/10/2025, SWP/SCM/DTCP/TP/0298935/2025 11/10/2025 SWP/SCM/DTCP/TP/0299047/2025 11/10/2025, SWP/SCM/DTCP/TP/0299217/2025 11/10/2025, SWP/SCM/DTCP/TP/0299258/2025 11/10/2025, SWP/SCM/DTCP/TP/0299354/2025 11/10/2025 SWP/SCM/DTCP/TP/0299392/2025 11/10/2025, SWP/SCM/DTCP/TP/0297033/2025 11/17/2025, SWP/SCM/DTCP/TP/0297049/2025 11/17/2025, SWP/SCM/DTCP/TP/0297377/2025 11/17/2025 SWP/SCM/DTCP/TP/0297531/2025 11/17/2025, SWP/SCM/DTCP/TP/0297546/2025 11/17/2025, SWP/SCM/DTCP/TP/0298102/2025 11/17/2025, SWP/SCM/DTCP/TP/0298115/2025 11/17/2025 SWP/SCM/DTCP/TP/0300743/2025 11/12/2025, SWP/SCM/DTCP/TP/0300898/2025 11/12/2025, SWP/SCM/DTCP/TP/0300928/2025 11/10/2025, SWP/SCM/DTCP/TP/0298409/2025 11/12/2025 SWP/SCM/DTCP/TP/0301197/2025 11/13/2025, SWP/SCM/DTCP/TP/0303171/2025 11/13/2025, SWP/SCM/DTCP/TP/0302372/2025 11/13/2025, SWP/SCM/DTCP/TP/0298434/2025 11/12/2025 SWP/SCM/DTCP/TP/0298469/2025 11/12/2025, SWP/SCM/DTCP/TP/0298546/2025 11/12/2025, SWP/SCM/DTCP/TP/0298573/2025 11/12/2025, SWP/SCM/DTCP/TP/0298601/2025 11/12/2025 13/2025-26 12/2/2025, 14/2025-26 12/2/2025, 15/2025-26 12/2/2025

Applicant:
1 M/s. VNCT GLOBAL LLP
No.2, SUN CENTRE, First Floor, Tank Bund Road, Nungambakkam, Chennai – 600034,
No.2, SUN CENTRE, First Floor, Tank Bund Road, Nungambakkam, Chennai – 600034,
Chennai District - 600034
2 M Sathish
98, Thirupathi Nagar, 3rd street,
Valasaravakkam,
Chennai District - 600087

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III.The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV.The registration shall be valid till 20-10-2030 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VII.This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII.All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

IX.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **State Bank of India, Kodambakkam, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No :**44850446471**

(ii) RERA Designated Separate Account (70%) – Account No :**44640994483**

(iii) RERA Designated Transaction Account (30%) – Account No :**44850467809**

Digitally Signed by
Additional Director (R), TNRERA

Dated:03.03.2026
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai

SHEET NO : 01

553'10"

P - 9
V - 1

EB

MARKETING OFFICE 15'0"x20'0"

KIDS PLAY AREA

SUNKEN COURT

TREE COURT

DIY GARDEN

TROPICAL AND AROMATIC GARDEN

INFINITY WALKWAY

YOGA / MEDITATION DECK WITH COVERING

PARTY LAWN AND ALIGHING THERAPY LAWN

PICKLE BALL COURT

SEATING / HERBAL GARDEN

GAZEBO

SEATING / HERBAL GARDEN

BADMINTON COURT

JOGGING / WALKING TRACK

GOLF PUTTI AND CROQUET GAME LAWN

131'9"

68'

173'

N

W E

S

24 FEET WIDE ROAD

24 FEET WIDE ROAD

PP

30 FEET WIDE ROAD

P - 33
V - 25

P - 46
V - 38

P - 53
V - 45

P - 52
V - 44

P - 51
V - 43

P - 50
V - 42

40'

P - 49
V - 41

P - 48
V - 40

P - 47
V - 39

299'3"

24 FEET WIDE ROAD

PHASE I

24 FEET WIDE ROAD

PHASE II

24 FEET WIDE ROAD

24 FEET WIDE ROAD

PHASE II

30 FEET WIDE ROAD

30' WIDE ROAD

160'9"

P - 54
V - 46

P - 55
V - 47

P - 56
V - 48

40'

P - 57
V - 49

P - 58
V - 50

P - 59
V - 51

P - 60
V - 52

P - 61
V - 53

P - 62
V - 54

P - 63
V - 55

P - 64
V - 56

P - 65
V - 57

P - 90
V - 82

P - 89
V - 81

P - 88
V - 80

P - 87
V - 79

P - 86
V - 78

P - 85
V - 77

P - 84
V - 76

P - 83
V - 75

P - 82
V - 74

P - 81
V - 73

P - 80
V - 72

P - 79
V - 71

24 FEET WIDE ROAD

P - 91
V - 83

P - 92
V - 84

P - 93
V - 85

24 FEET WIDE ROAD

P - 94
& 95
V - 86

P - 95 & 96
V - 87

P - 97
V - 88

P - 98
V - 89

P - 99
V - 90

P - 100
V - 91

P - 101
V - 92

549'8"

01.08.2026

VNCT GLOBAL

ARCHITECTURE DIVISION

PROJECT :-

"THE MADRAS PAVILION"

PROPOSED RESIDENTIAL DEVELOPMENT AT OMR.

SHEET TITLE :-

VILLA LAYOUT

File No: TNRERA/PLI/3080/2025

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/35/Layout/1690/2025 dated 13.05.2025

Project Details & Address:

Registration for layout of house sites with 107 Plots comprised in S.F.No. 205/2 and 205/3 of Thiruporur Village, Thiruporur Town Panchayat, Thiruporur Taluk of Chengalpattu District. Assistant Director town T&CP,Chengalpattu approved the Layout No. 248 2024 vide letter No. X9X3U1B0/2024/TCP/2024/TCP dated 15/11/2024. Executive Officer, Thiruporur Spl.Grade Town Panchayat approved the layout in Letter No. 758/2024, dated 04/04/2025.

Applicant:
1) Tmt. V.Santha
Door No. NO.32, T.R.NAGAR,
Bargur Town and Taluk,,
Krishnagir,
Bargur Town and Taluk, Taluk,
Krishnagiri District - 635104

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

III.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

IV.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:13.05.2025
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

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.
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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

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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.