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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DIGITALLY VERIFIED RECORD

mahindra World City
Chennai

Mahindra World City Developers Limited
CIN : U92490TN1997PLC037551
Administrative Block, Central Avenue
Mahindra World City
Chengalpattu Taluk & District
Pincode - 603 004
Tel: +91 44 4940 0000
www.mahindraworldcity.com

Date: 28th July 2025

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

Dear Sir/Madam,

Sub: Letter of Undertaking -Mahindra Lakewoods Tower H & I in Mahindra World City, Chengalpattu Survey Nos. 142/1 A, B, 2A1, 2A2, 2B, 3A1, 3A2, 3B1, 3B2, 143, 144/1, 2, 3, 4, 145/1, 2A, 2B, 2C, 147/1, 2, 3, 148/1, 2, 149, 150/1, 2, 3, 151/1, 2, 3, 4, 5, 6, 152/1, 2,153, 154/1, 2, 3, 4, 155/1, 2, and 160 of Paranur Village, Chengalpattu Taluk, Chengalpattu District.

Ref: 1. Application No. TNRERA/PBF/0436/2025 for approval dated 15th May 2025 bearing Ref. No. TNBF07182025.
2. Query dt. 25.07.2025
3. NoC from AAI dt.16.08.2017 vide CHE/SOUTH/B/072717/234937
4. Application for renewal of NoC from AAI vide. CHEN/SOUTH/B/072717/234937.

We have applied for the grant of registration of our project to be set up at Mahindra World City, Chengalpattu Taluk, Chengalpattu District, Tamil Nadu.

We have submitted our application through TNRERA portal on 15th May 2025 and uploaded all the required documents for registration our project "**Mahindra Lakewoods Tower H & I"** at Mahindra World City, Chengalpattu.

Now, we have noticed that a query has been raised vide reference 2nd cited requesting to upload the revalidated NoC from AAI. In this regard, we would like to bring to your kind notice that the application for renewal of NoC from AAI is already applied vide reference 4th cited. The preset NoC as referred 3rd above is valid till 15.08.2025.

We assure you that the revalidated NoC will be submitted to your office immediately upon receipt of NoC from AAI.

We request you to consider our request and grant the approval at the earliest.

Yours faithfully,
For Mahindra World City Developers Limited

T. Vijaya Kumar

Authorised Signatory

Mahindra World City Developers Limited
Mahindra Towers
Ground Floor
No.17/18
Pattullous Road
Chennai - 2

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.