Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

(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.

2

3

4

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

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.