Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

AUTHORIZATION LETTER

Date: 24.03.2026

To,

Shri Janani Homes Pvt. Ltd,
Represented by its Managing
Director S.P.Senthilkumar
No.1A, Gandhi Street, Kumaran Nagar,
Semmencherry, Chennai - 600 119

Subject: Authorization for TNRERA Approval Work

We, the undersigned landowners:

(1) P.Savitha, W/o.L.Padmanaban

(2) C.Anand S/o.Chellam represented his Power Agent L.Padmanaban

(3) L.Padmanaban S/o.Lakshmanan

all are residing at No.241, 7th Avenue, Seashore Town, Panaiyur, Sholinganallur, Chennai - 600 119

(4) S.P.Senthilkumar S/o.Pandurangan, residing at No.2,3,4, Janani Illam, Shrinilayam Phase-2, Semmencherry, Chennai - 600 119

All are the absolute owners of the immovable property comprised in various Survey No's. 85/3, 85/4A, 85/4B, 85/4C, 85/5A, 85/5B, 85/6, 85/8, 85/9, 85/10, 85/11, 85/12, 85/13, 86/13, 86/14, 86/15, 94/1, 93/1, 103/1, 103/4A2, 103/2A, 103/2B, 103/2C2, 104/1, 104/2A, 104/2B, 104/2C, 104/3, 104/4, 104/5, 102/5, 102/6, 102/8A having an extent of 6 Acres 40.66 cents (25713 Sq.m) situated at Thandalam Village, Thiruporur Taluk, Chenglepet District

We hereby authorized Shri Janani Homes Pvt. Ltd, represented by its Managing Director S.P.Senthilkumar to act as our Authorized Power Agent for the purpose of obtaining Tamil Nadu Real Estate Regulatory Authority (TNRERA) approval for the above-mentioned property.

Savitha

For TULIP PROPERTIES
Partner

For SHRI JANANI HOMES (P) LTD
Managing Director

The Power Agent is hereby authorized to:

Prepare, submit, and process applications for TNRERA registration/approval

Upload and manage project details in the TNRERA portal

Liaise with TNRERA authorities and other government departments

Submit plans, documents, affidavits, and declarations

Respond to queries, notices, and requirements raised by TNRERA

Sign and submit necessary forms, applications, and supporting documents

Make required payments/fees related to TNRERA registration

Collect certificates, approvals, and communications from TNRERA

This authorization is limited only for TNRERA-related approval and compliance work and does not grant rights for sale, transfer, or creation of any third-party interest in the property.

This authorization shall be valid from 24.03.2026 until completion of TNRERA approval work or until revoked in writing by us.

We confirm that all acts done by the authorized Power Agent within the scope of this authorization shall be binding upon us.

Signatures of Land Owners:

For SHRI JANANI HOMES (P) LTD

Managing Director

For TULIP PROPERTIES

Partner

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.