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June 13, 2025

To

The Real Estate Regulatory Authority
Tamil Nadu
Door No.1A, First Floor Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Sir

Sub": RERA PROJECT REGISTRATION – TVS Emerald Udyana Phase III Project – Non High Rise Building Development with stilt + 5 Floors consisting of 135 dwelling units in Plot No169 in the approved House site Layout comprised in S.No. 177/2 (Pt), 202/6, 202/7, 203, 204/1A (Pt), 204/2 (Pt), 204/3 (Pt), 205/1 (Pt) & 205/2 (Pt)in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District Online application for Registration submitted – Further details submitted.

Ref: RERA Application No. TNRERA/PBF/0478/2025 dt. 28.5.25

With reference to the query No.1 raised by RERA on , we sin,ot that M/s. Vengaivasal Realty LLP is the owner of Plot No. 169 in the approved house site layout PPD LO. No. 14 /22 comprised in S.No. 177/2 (Pt), 202/6, 202/7, 203, 204/1A (Pt), 204/2 (Pt), 204/3 (Pt), 205/1 (Pt) & 205/2 (Pt)in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District having purchased the same along with the land in other S.Nos. in the above village through a **sale deed dt.6.6.2018 Registered as Doct.No. 5629/2018** in the SRO, Selaiyur. They have appointed Harita Realty LLP and Emerald Haven Realty Limited as their **POA dated 9.8.2019 registered as Doct.No. 9663/2019** for developing the above land along with the land in other S.Nos. ***either jointly or severally***. Hence Emerald Haven Realty Limited is developing the above land and obtained approvals for the development of the land from CMDA and Vengaivasal Panchayt. Accordingly they have obtained building plan approvals for the construction of a Non High Rise Building in Plot No. 169 and have submitted this application to RERA for the registration of the project.

Earlier, the same issue was raised while we submited application for registration of the projects. Our reply was accepted and Registration Certificate was issued. Copy enclosed. (eg: TN/35/Building/0559/2024 in file No. TNRERA/PBF/0684/2024)

Hence we request that the above application filed by the applicant may be accepted and registration certificate issued.

For TVS Emerald Limited
formerly known as Emerald Haven Realty Limited,

Authorised Signatory.

TVS Emerald Limited (Formerly Known as Emerald Haven Realty Limited)
Registered Office : Ispahani Centre, 4th Floor, No.123, 124 Nungambakkam High Road, Nungambakkam, Chennai - 600 034.
T : (91) 44-2436 1261, E: corpsec@tvsemerald.com, W : www.tvsemerald.com
CIN : U45200TN2010PLC075953 GSTIN : 33AACCH4288E1ZQ

October 21, 2024

To

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

Sub PROJECT REGISTRATION – Online application for registration of ' TVS Emerald Aaranya Phase III (7 villas) uploaded – Certain queries raised – Reply submitted.

Ref: Online Application No. TNRERA/PBF/0523/2024 submitted on 28-09-2024

We submit that We have uploaded online application for registration of TVS Emerald Aaranya Phase III project on 28.9.24. . The application number is 0523/24. The following query has been raised :

" 10. Clarification of sale deed documents.

11. GPA executed M/s.Vengaivasal Realty LLP in favour of 1.Harita Realty Developers LLP, 2. M/s. Emerald Haven Realty Ltd, but application filed by M/s. Emerald Haven Realty Ltd. Hence clarification of ownership documents."

In this connection we submit that M/s. Vengaivasal Realty LLP is the owner of the project land having acquired the same through the sale deed/exchange deed detailed below:

Sl.No.	Plot No.	Survey No.	Nature of document	Doct.No.	Date	Remarks
1	2	3	4	5	6	7
1	99A	209/3D	Sale Deed	5628/2018	6.6.2018	S.Nos. 209/4A, 4C and 4D were originally part of S.No. 209/4 acquired by M/s. Vengaivasal Realty Limited through the Exchange Deed mentioned in column 5 . Copy already submitted . After purchase, S.No. 209/4 was sub divided into S.No. 209/4A, 4B and 4C and patta was issued in the name of Vengaivasal Realty LLP vide Patta No.7251. Copy already submitted.
		209/4C	Exchange Deed	5494/2019	23.04.19	
2	99B	209/4C	Exchange Deed	5494/2019	23.04.19	
3	100	209/1C, 209/3D	Sale Deed	5628/2018	6.6.2018	
		209/4C	Exchange Deed	5494/2019	23.04.19	
4	103A	209/4D	Exchange Deed	5494/2019	23.04.19	
5	103B	209/5	Sale Deed	5628/2018	6.6.2018	
		209/4D	Exchange Deed	5494/2019	23.04.19	
6	103C	209/5 & 209/6	Sale Deed	5628/2018	6.6.2018	
7	109A	209/3B	Sale Deed	5628/2018	6.6.2018	
	109B	209/3B	Sale Deed	5628/2018	6.6.2018	
		209/4A	Exchange Deed	5494/2019	23.04.19	

The above said Vengaivasal Realty LLP, owners of the above land are having a legally valid title and appointed M/s. Haritha Realty Developers LLP and the Applicant promoter viz. M/s. Emerald Haven Realty Limited as their Power of Attorneys for development of the project vide a deed of POA dt.

9.8.2019 registered as Doct.No. 9663/19 in the Sub Registrar Office , Selaiyur to do all the acts enumerated therein either ***jointly or severally.***

Hence M/s. Emerald Haven Realty Limited as promoter of the property have submitted application for RERA Registration.

The above said M/s. Emerald Haven realty Limited as promoter have already applied for registration of the projects in the same site and obtained RERA Registration Certificates detailed below. .

Sl.No.	RERA REGISTRATION NO.	REGISTRATION DATE	Project Name	No. of villas/dwelling units
1	TN/01/BUILDING/247/22	01-07-22	TVS Emerald Aaranya Phase I	16
2	TN/01/BUILDING/248/22	01-07-22	TVS Emerald Aaranya Phase I	28
3	TN/01/BUILDING/300/22	01-07-22	TVS Emerald Aaranya Phase I	19
4	TN01/BUILDING/403/22	11-10-22	TVS Emerald Aaranya Phase I	33
5	TN01/BUILDING/486/22	25-11-22	TVS Emerald Aaranya Phase II	32
6	TN01/BUILDING/0028/23	12-01-23	TVS Emerald Aaranya Phase II	26
7	TN01/BUILDING/0088/23	22-01-23	TVS Emerald Udyana Phase I	85
8	TN01/BUILDING/0092/23	22-03-23	TVS Emerald Udyana Phase I	135
9	TN01/BUILDING/327/24	04-04-24	TVS Emerald Aaranya Phase III	10

The same query was raised by RERA at the time of registration of the above projects and we had clarified that M/s Emerald Haven Realty Limited is competent to sign the application independently since the POA document empowers both M/s. Haritha Realty Developers LLP and the Applicant promoter viz M/s. Emerald Haven Realty Limited to do all the acts enumerated therein either ***jointly or severally.*** as the Power of Attorney of the principal and landowner M/s. Vengaivasal Realty LLP. Hence we request you to accept the same and issue Registration Certificate.

Yours truly,

For Emerald Haven Realty Limited,

Authorised Signatory.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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