

RE

REGULATORY RECORD

RERA Document

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**FORM
'A'**

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Tamil Nadu.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Jaffer Khanpet, Taluk Mambalam, and District Chennai State Tamil Nadu.

1) The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (a) Name
 - (b) Father's Name
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name - Sankar Infraprojects Private Limited
- (b) Address - 15, Railway Station Road, Alandur, Chennai – 16.

प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45400TN2013PTC091233

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैंसर्स

SANKAR INFRAPROJECTS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक इक्कीस मई दो हजार तेरह को चैन्नई में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U45400TN2013PTC091233

2013 - 2014

I hereby certify that SANKAR INFRAPROJECTS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Chennai this Twenty First day of May Two Thousand Thirteen.

Signature valid
Digitally signed by S R Radhika
Date: 2013.05.21 11:11:11
GMT+05:30

Registrar of Companies, Tamil Nadu, Chennai, Andaman and Nicobar Islands

कम्पनी रजिस्ट्रार, तमिलनाडु, चैन्नई, अंदमान और निकोबार द्वीप

*Note: The corresponding form has been approved by S R RADHIKA, Assistant Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

SANKAR INFRAPROJECTS PRIVATE LIMITED

NO G4,5 MUKTHAMJI STREET, ALANDUR,

CHENNAI - 600016,

Tamil Nadu, INDIA

(d) Main objects

The Companies Act, 1956
Company Limited By Shares

MEMORANDUM OF ASSOCIATION

OF

SANKAR INRAPROJECTS PRIVATE LIMITED

- I The name of the Company is **SANKAR INFRAPROJECTS PRIVATE LIMITED**.
- II The Registered Office of the Company will be situated in the State of Tamilnadu.
- III The objects for which the Company is incorporated are as under:
 - (A). **MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:-**
 1. To carry on the business of builders and colonizers, land lords or proprietors, occupiers, lesser, managers, promoters, contractors and mortgages with the possession of all kind of buildings whether residential, commercial, cinema houses, shopping malls, hotels, motels, hospitals, factories, workshops and estates in India or elsewhere
 2. To purchase, acquire, posses, own, sell, develop, improve, let, take on lease, exchange, mortgage, assign, hire or otherwise deal in India or abroad in lands, estates of any description and any estate or interest therein or rights connected therewith and to turn the same to account as may be expedient and in particular by laying out and preparing building site by plotting, paving, draining and cultivating land and by demolishing, constructing, reconstructing, altering, improving, decorating, furnishing, maintaining, administering, equipping the same and to do various types of construction of buildings, houses, garages, halls, flats, office, premises, residential accommodation, cinema halls, kalyanamandapams, hotels, hospitals, clubs, warehouses, mills, factories, chawls, dwelling houses, bridges or other landed properties and construction jobs, works and conveniences of all kinds and by

consolidation and connecting and subdividing properties by leasing or otherwise disposing of the same and to advance money and to enter into contracts and agreements of lands with builders, tenants, occupiers and others.

3. To invest in properties of any description whatsoever and to promote, develop, mortgage, lease, hire, sell on installment or otherwise deal in or trade in them and to act as agents, brokers or attorneys for any persons or entities, whether in India or abroad, and to hold, advise and act as attorney, for such persons or entities.
4. To carry on the business of management services including maintenance of properties, collection of rent and distribution of rent to the stake holders, taking, lease, hire of the properties and other relevant products and services.

(B) THE OBJECTS WHICH ARE INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS ARE:

1. To purchase, or otherwise acquire and undertake all or any part of the business, property and liabilities of any person, firm, body corporate or Company carrying on any business which this Company is authorised to carry on or possessed of property suitable for the purpose of the Company.
2. To enter into arrangement for rendering and obtaining technical services and/ or technical collaboration and/ or financial collaboration whether by way of loans or capital participation with individuals, firms, body corporate company, whether in or outside India.
3. To obtain or assist in obtaining any provisional or other order or licence or any Act or Parliament or Law, order or charter of any legislature or Government for enabling the Company to carry any of its objects into effect.
4. To establish and maintain agencies, branches and to procure registration or recognition of the Company and to carry on business in any part of the world as may be thought desirable.
5. To reimburse the expenses to be incurred towards the incorporation of the Company.
6. To purchase or otherwise acquire any patents, patent rights, secret processes, brevet's d invention, concessions, licenses, rights and privileges and the like, conferring any exclusive or non-exclusive or limited rights to use any secrets or other information as to any invention which may seem capable of being used for any of the purpose of the Company or the acquisition of which may seem calculated directly or indirectly to benefit the Company and to use, exercise, develop or grant licences in respect of or otherwise turn to account the property, rights or information so acquired.

7. To adopt such means of making known the product of the Company as may seem expedient and in particular by advertising in the press, radio, television by purchase and exhibition of works of art or interest by publication of books and periodicals and by granting prizes, rewards and donations.
8. To procure the Company to be recognised in any foreign place or country.
9. To enter or make tender to get the government contract to achieve the main objectives of the business.
10. To build, construct, alter, enlarge, remove, pull down, replace, maintain, repair, improve, develop, work, control and/or manage any buildings, offices, factories, mills, ships, machinery, engine other works and conveniences which the Company may think directly or indirectly conducive to the main objects of the Company mentioned in (A) above or advance the interests of the Company and to contribute or otherwise assist or take part in the construction, maintenance, development, working, control and management thereof and to join with any other person or Company in doing any of these things.
11. To enter into partnership or into any arrangement for sharing the profits or joint venture with any person, firm or Company carrying on or about to carry on any business or transaction which the Company is authorised to carry on and to acquire or join in acquiring any such business.
12. To borrow or raise or secure the payment of the money in such manner as the Company may think fit and create charges upon all or any parts of the Company's property, both present and future including its uncalled capital and to receive money on loan on interest or otherwise to lend advance or deposit money with or without security to Companies, firms or persons and on such terms as may seem expedient, and in that the Company shall not carry on the business of banking as defined in the Banking Regulation Act, 1949.
13. To sell and dispose of the whole or in part of the Company's assets, rights and other properties or any of the Company's undertakings.
14. To invest and deal with moneys of this Company not immediately required upon such assets, properties or otherwise in such manner as may from time to time be determined by the Directors, provided that this Company shall not do any banking business as defined under Banking Regulation Act, 1949.
15. To sell, transfer or dispose of the business, property or undertaking of the Company or any part thereof for such consideration as the Company may think fit and in particular for shares, debentures or securities of any other Company having objects altogether, or in part similar to those of this Company.
16. To purchase or otherwise acquire and to sell, exchange, surrender, lease, mortgage, charge, convert, hold, turn to account, dispose of, and deal in real and personal property and rights of all kinds and in particular lands, buildings, business concerns and undertakings, licence,

polices, book debts and claims, privileges and chooses in action of all kinds, including any interest in real or personal property or against any person or Company.

17. Subject to the provisions of the Act, to amalgamate with any Company or Companies having an object altogether, or in part, similar to those of the Company.
18. To draw, make, accept, endorse, discount, execute, and issue Promissory notes, bills of Exchange, Bills of lading, Warrants, orders, debentures and other negotiable or transferable instruments.
19. To pay out of the funds of the Company all costs, charges and expenses preliminary and incidental to the promotion, formation, establishment and registration of the Company.
20. To take into consideration and to approve and confirm all acts, deeds or things that may be done or entered into with any person, firm or body corporate by the promoters of the Company and further to enter into any arrangement or contract incurred by them in or in connection with formation or promotion of the Company.
21. To enter into any arrangement with any Government or authority that may seem conducive to the Company's object or any of them and to obtain from any such Governments or authority all rights, concessions and privileges which the Company may think fit desirable to obtain and to carry out, exercise and comply with any such arrangements, rights, privileges and concessions.
22. To communicate with Chambers of Commerce and other mercantile and public bodies through out the world and to promote measure for the protection of the trade, industry and persons engaged therein.
23. To make donations to such person as the Company may think directly or indirectly conducive to may of its objects or otherwise expedient.
24. To allot shares in this Company to be considered as full or partly paid up on payment for the property of whatever description, which the Company may acquire.
25. To sell, improve, manage, work, develop, lease, mortgage, charge, hypothecate, deposit by way of loan or otherwise dispose of, turn to account or otherwise deal with all or any part of the property of the Company, whenever or however acquired.
26. To borrow or raise moneys needed for purpose of the Company's business from individuals, banks, all kinds of financial institutions, private or Government either in the shape of long or short term loans.
27. To sell the undertaking and all or any of the property of the Company for cash or for stocks or shares or securities of any other Company having objects similar to those of this Company or for other considerations, to sell, let, dispose of or grant rights of all or any property of the Company.

28. To own, establish or have or maintain shops and branches and/ or agencies all over India or elsewhere for sale, purchase and distribution of all sorts of merchandise, machineries and goods produced by the Company and to undertake the management of the Company or Companies having objects similar to those of this Company.
29. To promote any Company or Companies for the purpose of acquiring all or any of the property or liabilities of this Company and to place or guarantee the placing of or underwrite, subscribe for, or otherwise acquire all or any part of the shares or securities of any such Company as aforesaid.
30. To distribute the assets of the company in species to the members upon winding up.

(C). THE OTHER OBJECTS OF THE COMPANY WHICH ARE NOT MENTIONED IN 'A' AND 'B' ABOVE ARE:-

1. To carry on the business of buyers and sellers of all kinds of movable and immovable property.
2. To carry on the business of importers, exporters of all types of Marbles, granite, graphite, quartz, cuddapah stones and other mineral ores.
3. To carry on the business as dealers, traders, wholesalers, retailers, distributors and representatives, importers and exporters of all kinds of equipment, machinery, goods and other merchandise required for construction industries.
4. To appoint selling agents in India or elsewhere throughout the world to market the products and services of the Company and incur expenses in establishing such agent and pay commission and other remuneration to agents.
5. To be agents or to transact and carry on all kinds of agency and commission business which an ordinary individual may legally undertake.
6. To carry on business of hotel catering, restaurant, café, tavern, refreshment room and boarding house keepers, importers and manufacturer's of aerated, mineral and artificial waters and other drinks purveyors, caterers, importers and brokers of food, and foreign products of all description, proprietors of clubs, libraries, grounds and places of amusement, recreation, sports entertainment and travelling agents and carriers.
7. To invest in, subscribe for, purchase or otherwise acquire and sell, dispose of, exchange, hold and deal in shares, stocks, bonds, debentures stocks, public securities or their other securities issued by Company or any authority Central, State, Municipal, Local or otherwise and to invest in land and other properties.

8. To investigate on behalf of any Company, Corporation, Body Corporate, industries, firm, association or any person and collect information and data and submit reports on feasibility of new projects and/ or improvements to and/ or expansion of existing projects and diagnose operational difficulties and weakness and suggest remedial measures to improve and modernize existing units.
9. To render consultancy, advisory and liaisoning services to any company, corporation, body corporate, industry, firm, association, body of individuals, institution, concern, government, public or local authority, trust, research and development center or any other person.
10. The liability of the members is limited.
11. The Authorised Share Capital of the Company is Rs. 100000/- (Rupees One Lakhs only) divided into 10000/- (Ten thousand) Equity shares of Rs. 10/- (Rupees Ten only) each with such rights, privileges and conditions respectively attached thereto as may be from time to time conferred by the regulations of the Company with power to increase and reduce the capital of the Company and to divide the shares in the capital for the time being into several classes and to attach thereto respectively such preferential, qualified or special rights, privileges or conditions as may be determined by or in accordance with the regulations of the Company and to vary, modify, or abrogate any such rights, privileges or conditions, in such manner as may for the time being provided by the regulations of the Company.

- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name	Photograph	Address of Directors
S.Rajendran		No.15, Railway Station Road, Alandur, Chennai-16
R.Ganesh		No.15, Railway Station Road, Alandur, Chennai-16

- (iii) PAN No - AATCS2739L

- (iv)

Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained at

ICICI Bank, No.2nd Main Road,
Nanganallur,
Chennai-61.

- (v)

Details of project land held by the applicant

S.No.208/2,208/3,280/4and 208/9, in Block No.132, Pillayar Koil Street, Jafferkhanpettai, (Kasi Estates) in Kodambakkam Village, Old Mambalam, Guindy Taluk and Present mambalam Taluk, Chennai District.

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project

Demolition Order (Corporation Of Chennai)	DA/WDCN10/00498/2017
Planning Permit (CMDA)	B/Spl Bldg/132 A-C/2018
Building Permit (Corporation Of Chennai)	CEBA/WDCN10/00217/2018

- (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.;

Project	Location	Status	Type Of Land
Sankar's YOGI	Puzhuthivakkam	Completed	Residential
Sankar's PIONEER	Alandur	Completed	Residential
Sankar's HEDGE	Alandur	Completed	Residential
Sankar's Yatra-II	Porur	Completed	Residential
Sankar's MUDRA	Porur	Completed	Residential
Sankar's YOGAM	Alandur	Completed	Residential
Sankar's G1	Guindy	Completed	Residential

- (viii) Agency to take up external development works_Local Authority (exact Authority or any agreement to the Authority) / Self Development;

- (ix) Registration fee by way of a Neft dated 21.07.2018 drawn on ICICI BANK LIMITED bearing no.**000049288786** for an amount of **Rs.96,977** /- calculated as per sub-rule (3) of rule 3:

- (x) Any other information the applicant may like to furnish.

2) We enclose the following documents in triplicate, namely:-

- authenticated copy of the PAN card of the promoter;
- audited balance sheet of the promoter for the preceding financial year;
- copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;
- the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party

- in or over such land along with details;
- v. where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;
 - vi. Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;
 - vii. the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
 - viii. the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;
 - ix. the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

Address of the Project	
Boundaries North By South By East By West By	Property belongs to Pillayar Koil Street Property belongs to Suman Pradeep Property belongs to Madhivathanan Property belongs Ashokan
Latitude and Longitude of the end points of the project North East Corner North West Corner South East Corner South West Corner	13°01'50.5"N 80°12'25.2"E 13°01'50.7"N 80°12'24.3"E 13°01'48.1"N 80°12'24.6"E 13°01'48.3"N 80°12'23.7"E

- x. proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

- xi. the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;
- xii. the number and areas of covered parking available in the project;
- xiii. the number of open parking areas available in the project;
- xiv. Details of Undivided Shares pertaining to the project;
- xv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- xvi. the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

Names	Address	Phone Numbers	Email id	Registration Details
Mr.Palanivelu (Architect)	No.65,12 th Avenue, Ashok nagar, Chennai-83	044 42616299 /044 24742967	diastyle.archite cts@gmail.co m	CA.No:CA/97/ 22319- R.V.No:F1330
Mr.Ganesh (Site Engineer)	No.15, Railway station road, Alandur, Chennai-16	9677295165	ed@sankarinfr aprojects.com	
Mr.Mariappan (Structural Engineer)	No.9/4,Pachaik kal Veerasamy, street, Ayanavaram, Chennai-23	9841296750	mrassociates.e ngineers@gma il.com	L.No.906/2017 -18
Mr.Manoj Kumar (Geo Technical Engineers)	No.17/10, Vinaygapuram III street, MMDA, Arumpakkam, Chennai-600 106	9994712791/ 9445315710	manojkumarga d@gmail.com	

xvii. a declaration in FORM 'B'.

3) I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 16.07.2018

Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)

16.07.2018

1. (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.;

Project	Location	Status	Type Of Land
Sankar's YOGI	Puzhuthivakkam	Completed	Residential
Sankar's PIONEER	Alandur	Completed	Residential
Sankar's HEDGE	Alandur	Completed	Residential
Sankar's Yatra-II	Porur	Completed	Residential
Sankar's MUDRA	Porur	Completed	Residential
Sankar's YOGAM	Alandur	Completed	Residential
Sankar's G1	Guindy	Completed	Residential

For SANKAR INFRAPROJECTS (P) LTD.

S. Ramya
Director

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

