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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Egmore, Chennai – 600008.

Sir,
We hereby apply for the grant of registration of our project to be set up at Rathnamangalam Village, Chengalpet Taluk, Kancheepuram District, Tamilnadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority - Company

(ii) In case of individual – Not Applicable
(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 : VIJAY SHANTHI BUILDERS LIMITED

(b) Address : 20/43, Kasthuri Rangan Road, Near Russian Cultural Center, Alwarpet, Chennai-600018.

(c) Copy of registration certificate: Attached

(d) Main objects:

1. To purchase, acquire, take on lease, or in exchange or in an other lawful manner any area, land, buildings, structures, and to turn the same into account, develop the same and dispose of, maintain the same and to build townships, markets or other buildings, housing schemes, conveniences thereon and to equip the same or any part thereof with all or any amenities or conveniences and to deal with same in any manner whatsoever and to lay out, develop, construct, build, erect, demolish, re-erect, alter, repair, re-model or do any other work in connection with any land, building or building scheme, roads, docks, slips, sewers, bridges, canals, wells, springs, dams, power-plants, wharves, ports, reservoirs, embankments, irrigations, reclamations, improvements, sanitary, water, electric light, telephonic and



power supply works or any other structural or architectural work of any kind whatsoever and for such purpose to prepare estimates, designs, plants specifications or models and do such other or any act that may be requisite therefor.

2. To carry on the business of developers of property, promoters of schemes of housing and/or flats, residential or commercial apartments, land, land development and lay out schemes, Builders, Civil Engineers, Contractors and Engineering Consultants.

3. To carry on the business of Engineering Contractors, undertaking and executing contract works of construction of building, roads, bridges and other super structures and installation of all types on behalf of various organizations, individuals, Governments and others, and generally function as contractors of buildings for residential, industrial, institutional or other purposes or in relation to housing schemes, private, public or otherwise.

4. To undertake on contract for lump sum or at agreed rates repairs, demolition and construction works of all description such as buildings of all kinds for different purposes and use, including hospitals, rescue houses, choultries, hotels, clubs, restaurants, places of worship, places of amusements, baths, parks, gardens, stores, shops, dairies, warehouses, water houses, gas works, electric works.

5. To carry on the business of manufacture, production and/or marketing/trading of 'Mineral Water' and to pack, sell and supply it under any brand name, anywhere, and to open branches, manufacturing divisions and marketing units and to open Distribution/Services Centres and manufacture and marketing of packing materials, stores and spares in this connection and other allied matters.

6. To carry on the business and of leading and Hire Purchase activities.

7. To engage in generation and sale of electricity by installation and operation of windmills anywhere in India.

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

Name : CHANDAN KUMAR . H

Designation: Managing Director

Address: 20/43, Kasthuri Rangan Road, Near Russian Cultural Center, Alwarpet, Chennai-600018.

E-Mail: companysecretary@vijayshanthibuilders.com

Phone No: 044-40004620





(iii) PAN No: AAACV2001R ;

(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:

Name of the Bank: South Indian Bank
Address of the Bank: 19 ,Ground Floor, 39, Anna Salai, Opp: Annasalai Hpo, Mount Road, Chennai, Tamil Nadu 600002;

(v) Details of project land held by the applicant: Patta Documents attached as an annexure;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: Layout approval by Deputy Director D.T.C.P Chengalpet vide approval No: 86/2015 dated 08/07/2015. Sub- Division approval no. 10/2018 dated 08/01/2018. Building approval obtained from venkadamangalam Panchayat vide approval no: plot no: 2, 28/2017 dated 04/12/2017, plot no. 3, 27/2017 dated 04/12/2017, plot no. 106, 33/18 dated 08/01/2018, plot no.107, 17/2017 dated 12/09/2017, plot no.14A, 35/2018 dated 23/01/2018

(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. – As attached;

(viii) Agency to take up external development works: Venkadamangalam Panchayat Local Authority

(ix) Registration fee by way of a demand draft dated 03/02/2018 drawn on Tamilnadu Real Estate Regulatory Authority bearing no. 511378 for an amount of Rs.21,000/- 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:-

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter for the preceding financial year.

(iii) 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;

(iv) 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;

(A) 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;

(vi) 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;

(vii) 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;

(viii) 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;

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(x) 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;

(xi) the number and areas of covered parking available in the project;

(xii) the number of open parking areas available in the project;

(xiii) details of undivided shares pertaining to the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(xv) 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;

(xvi) a declaration in FORM "B".



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

Dated: 05.02.2018
Place: Chennai

Yours faithfully,

For VIJAY SHANTHI BUILDERS LIMITED

VIJAY SHANTHI BUILDERS LIMITED CHENNAI 600 018

CHANDAN KUMAR. H
MANAGING DIRECTOR
DIN: 00262521

Vijay Shanthi Builders Limited
20/43 Kasthuri Rangan Road, Near Russian Cultural Center,
Alwarpet, Chennai - 600018, Phone : 044 - 4000 4600 Fax : 4000 4666.
E.mail - sales@vijayshanthibuilders.com,
Website - www.vijayshanthibuilders.com
CIN: L45201TN1992PLC021960

DETAILS OF THE PROJECT LAUNCHED IN THE LAST FIVE YEARS

S.NO	NAME OF THE PROJECT	CURRENT STATUS OF THE PROJECT	ADDRESS
1.	Solitaire	Completed	Old No: 30, New No: 39, Padmanaba Street, T nagar, Chennai- 600 017.
2.	Park Avenue	Completed	No.3 Vengadamangalam Road,Melakottaiyur, Kandigai, Chennai – 600 048.
3.	Boulevard	Completed	No.3 Vengadamangalam Road,Melakottaiyur, Kandigai, Chennai – 600 048.
4.	Infinity	Completed	54, Chettipedu Village, NH 4, Sri Perumpudur- 602105.

For VIJAY SHANTHI BUILDERS LIMITED

CHANDAN KUMAR
MANAGING DIRECTOR
DIN: 00262521

VIJAY SHANTHI BUILDERS LIMITED CHENNAI 600 018

Vijay Shanthi Builders Limited
20/43 Kasthuri Rangan Road, Near Russian Cultural Center,
Alwarpet, Chennai - 600018, Phone : 044 - 4000 4600 Fax : 4000 4666,
E.mail - sales@vijayshanthibuilders.com,
Website - www.vijayshanthibuilders.com
CIN: L45201TN1992PLC021960

DETAILS OF ARCHITECTS, STRUCTURAL ENGINEERS, SITE ENGINEERS

Name	:	Maryam Yusra
Designation	:	**Architect**
Address	:	Vijay Shanthi Builders Limited, No: 20/43, Kasthuri Rangan Road, Alwarpet, Chennai - 600018
Contact no.	:	91-9790733311
Certificate Attached	:	CoA certificate
Name	:	Mr. Chelladurai
Designation	:	**Site Engineer**
Address	:	Vijay Shanthi Builders Limited, No: 20/43, Kasthuri Rangan Road, Alwarpet, Chennai - 600018
Contact no.	:	91-8778504010
Certificate Attached	:	Provisional certificate
Name	:	Mr. Subramanian
Designation	:	**Senior Site Engineer**
Address	:	Vijay Shanthi Builders Limited, No: 20/43, Kasthuri Rangan Road, Alwarpet, Chennai - 600018
Contact no.	:	91-9566199947
Certificate Attached	:	Degree Certificate
Name	:	Mr. Chandran
Designation	:	**Structure Engineer**
Address	:	Vel Amrutha Towers, 15/7, Nallana Mudali Street, Royapettah, Chennai - 600 014
Contact no.	:	044-28130825
Certificate Attached	:	Degree Certificate and License

For VIJAY SHANTHI BUILDERS LIMITED

CHANDAN KUMAR
MANAGING DIRECTOR
DIN: 00262521

VIJAY SHANTHI BUILDERS LIMITED CHENNAI 600 018

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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+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.