

# RERA Document

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Published for reference. The authority's own register is the operative record.

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

To  
The Tamil Nadu Real Estate Regulatory Authority,  
Thalamuthu Natarajan Maligai, No.1, Gandhi Irwin Road,  
Egmore, Chennai-600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project S&P Signature Villas to be set up at Nedungundram Village, Tambaram Taluk, Kancheepuram District, Tamilnadu.

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 - Landowner** : -

(a) Name **S.Prabakar** [PAN: AHJPP0120C]

(b) Fathers Name **S.V.Shriramulu**

© Occupation **Business**

(d) Permanent address **House No.6, AMARA SAMUDRA, No.4/211,  
M.G.R Road, Palavakkam, Chennai-600 041**

(e ) Photograph



9840030333  
prabu@sandp.co.in

In case of Companies - Developer :-

(a) Name **M/s. S&P Foundation Private Limited**

(b) Address **CITI TOWER, 4th Floor, Door no 7, 3rd  
Cross street, Kasturibai Nagar, Adyar,  
Chennai – 600 020**

(c) Copy of Registration Certificate:- Enclosed

(d) Main Objects :- **Real Estate, Property Development,**

(e) Name, and  
address of  
Partners /  
Directors **S.Prabakar - Managing Director  
S.V.Shriramulu - Director  
CITI TOWER, 4th Floor, Door no 7, 3rd  
Cross street, Kasturibai Nagar, Adyar,  
Chennai – 600 020.**

(f) Photograph



iii) PAN No.

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained at **HDFC Bank – Escrow - RERA A/c.No.**

(v) Details of project land held by the applicants;

**ENCLOSED**

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

**CMDA APPROVAL.NO :- PPD.NO.22/2017  
BUILDING PERMITS Details :- ENCLOSED**

(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;

S&P Living Spaces project in 10.91 acres of land at Ayanambakkam with a sale area of about 6 lakhs sq.ft which has been duly completed and handed over.

S&P Essense project in 3.3 acres of land at Ayanambakkam with a sale area of about 2 lakhs sq.ft which is under the stage of completion.

S&P Elegance a residential layout project in 6.19 acres of land at Thathanur village, Vadakal, Sriperumbudur with 113 plots.

(viii) Agency to take up external development works \_\_\_\_\_ Local Authority (exact Authority or any agreement to the Authority) / Self Development;

## **SELF DEVELOPMENT**

(ix) Registration fee by way of a demand draft dated 10-09-2018 drawn on Axis Bank, Chennai bearing no. \_\_\_\_\_ for an amount of Rs.83,065/- calculated as per sub-rule (3) of rule 3;

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

## **2. I/we enclose the following documents in triplicate, namely:-**

(i) Authenticated copy of the PAN card of the promoter - **ENCLOSED**

**M/S. S&P Foundation Foundation Pvt Ltd [PAN: AAICS0224K]**

(ii) Audited balance sheet of the promoter for the preceding financial year;

## **Enclosed**

(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;

## **Enclosed**

(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;

**A Portion of land has been Mortgaged to JM Financial Credit Solutions Limited and obtained Project loan for developing the project (Vide Mortgage deed bearing Doc.No.2677/2017 dated 18<sup>th</sup> May 2017 on the file of SRO Tambaram – Mortgage deed - Enclosed**

(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;

**Nil**

(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;

**Enclosed**

(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;

**Enclosed**

(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;

**Bitumen roads & street lights will be provided. Amenities such as Games room, Gym, Multipurpose hall, will be provided**

(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;

**Enclosed**

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

**Nil**

(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;

**Nil**

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

**Enclosed**

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

**Nil**

(xiii) Details of Undivided Shares pertaining to the project;

**Nil**

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

**Nil**

(xv) the names, addresses, phone numbers, email ids and registration details of the2 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;

**Enclosed**

(xvi) a declaration in FORM 'B'.

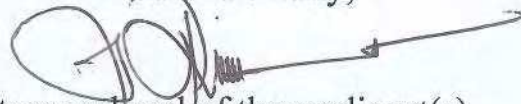
**Enclosed**

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

Dated: 20-09-2018

Place: Chennai

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line that ends in a small arrowhead pointing to the right.

Signature and seal of the applicant(s)

To

07-09-2018

The Tamil Nadu Real Estate Regulatory Authority,  
Thalamuthu Natarajan Maligai, No.1, Gandhi Irwin Road,  
Egmore, Chennai-600 008.

Sir,

Sub :- Letter regarding the Past Projects of the Developer – reg

With reference to the Past projects developed by the developer in the span of 5 years, the details are stated herein below :-

- a) S&P Living Spaces project in 10.91 acres of land at Ayanambakkam with a sale area of about 6 lakhs sq.ft which has been duly completed and handed over.
- b) S&P Essense project in 3.3 acres of land at Ayanambakkam with a sale area of about 2 lakhs sq.ft which is under the stage of completion and handing over.
- c) S&P Elegance a residential layout project in 6.19 acres of land at Thathanur village, Vadakal, Sriperumbudur with 113 plots which has been duly completed and under the stage of completing the sales.

The above said details are provided in continuation to Form A submitted for our project S&P Signature Villas at Nedungundram, Chennai

Yours Truly



Authorized Signatory

S&P FOUNDATION PVT LTD.

RESIDENTIAL | COMMERCIAL | TOWNSHIP

Citi Tower, 4th Floor, Door No. 7, 3rd Cross Street, Kasturibai Nagar, Adyar, Chennai - 20. Ph: 044-4908 0120, Sales : 044-6600 6600.

Web : [www.sandp.co.in](http://www.sandp.co.in)

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

