

RE

REGULATORY RECORD

# RERA Document

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

UTSAV

FORM 'A'  
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

TAMILNADU RERA, III<sup>rd</sup> FLOOR [EAST WING], CMDA

THALAMUTHU - NATARAJAN MAHLIGAI, NO - 1,

Sir, GIANDHI IRWIN ROAD, EGMORE, CHENNAI - 600008

I/We hereby apply for the grant of registration of my/our project to be set up  
at

PURASAIWAKKAM

PERAMBUR Taluk CHENNAI District TAMILNADU State CHENNAI - 600012

1. The requisite particulars are as under:- FOR THE TOWER R&S OF AREA 14106.39  
Sqm
  - (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
  - (ii) In case of individual - (NA)
    - (a) Name
    - (b) Father's Name
    - (c) Occupation
    - (d) Permanent address
    - (e) Photograph
- OR ☒
  - (i) In case of firm / societies / trust / companies / limited liability partnership / competent authority -
    - (a) Name SANKLECHA INFRA PROJECTS PVT LTD
    - (b) Address DOOR NO: 20/21, 25, 274, 290/1 & 292 COOKS ROAD, OTTERT
    - (c) Copy of registration certificate ATTACHED CHENNAI - 600012
    - (d) Main objects MOA ATTACHED
    - (e) Name, photograph and address of chairman of the governing body / partners / directors etc.
  - (iii) PAN No. AAWCS8282M
  - (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained LETTER; ATTACHED
  - (v) Details of project land held by the applicant GPOA & AGREEMENT OF SALE ATTACHED
  - (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project CMDA APPROVALS ATTACHED

- (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.

DETAILS ATTACHED ON LETTER HEAD

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

- (ix) Registration fee by way of a demand draft dated 04/12/18 drawn on

KOTAK MAHINDRA BANK bearing no. 284990 for an amount of Rs. 2,82,128/- calculated as per sub-rule (3) of rule 3; WORKING DETAILS

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

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

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

- (ii) **audited balance sheet of the promoter for the preceding financial year;** ATTACHED

- (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; ATTACHED

- (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; EC ATTACHED

- (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;

**BUILDING PERMIT/PLANNING PERMIT ATTACHED**

- (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; **CORPORATION/CMDA APPROVAL PLAN ATTACHED**
- (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; **CLEARLY DETAILED & ATTACHED FOR REFERENCE**
- (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; **GOOGLE MAP ATTACHED**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **DRAFT ATTACHED WITH SIGNATURE**
- (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; **RERA AREA STATEMENT ATTACHED**
- (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; **NA**
- (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; **DETAILS ATTACHED FOR REFERENCE**
- (xvi) a declaration in FORM 'B'. **NOTARISED FORM B ATTACHED**

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

Dated: 06.12.2018

Place: CHENNAI

Yours faithfully,  
Signature and seal of the applicant(s)



Dated: 5<sup>th</sup> December 2018

To  
Principal Secretary  
Tamilnadu Real-estate Regulatory Authority  
Government of Tamilnadu

We Sanklecha Infra projects private limited a wholly owned subsidiary of KLP Projects have commenced construction of our prestigious project UTSAV in Cooks road.

It comprises of 3 Towers R, S & T with a club house. The total saleable area is **410521** Sqft.

It has 572 units in 3 Towers. We are submitting RERA for R & S Towers which comprises of 243 numbers of 2BHK units of 657 Sqft each and 9 numbers of 1BHK units of 591 Sqft. The total area of 2 tower is **151841.18** Sqft. Totally **252** units will be opened for sale after receiving RERA No.

Our 1<sup>st</sup> project is Abhinandan, located in Perambur Barracks Road, is developed by our parent company. It is a gated community of 1250 units. The phase1 is ready for move-in as we have received completion certificate for E, F, G, H, I, J, K, L blocks. We have obtained RERA for phase II blocks A, B, C, D & P and the construction is progressing fast.

| Block Name | No of units | No. of Units Sold | No of car park |
|------------|-------------|-------------------|----------------|
| R          | 126         | 0                 | 0              |
| S          | 126         | 0                 | 0              |

For Sanklecha Infra Projects Pvt Ltd

Authorized Signatory

# 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.

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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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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.

