

RE

REGULATORY RECORD

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



APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

1st Floor, CMDA Tower-II, Door No.1A,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600008.

Sir,

We hereby apply for the grant of registration of our project to be set up at survey numbers **379, 380 of Mangadu Village**, Mangadu – Kundrathur Main Road, Pallavaram Taluk, Kancheepuram District, Chennai, Tamil Nadu.

- I. 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	M/s CYBERCITY Mangadu Project Private Limited
(b)	Address	• Registered office Address: Cybercity, Green Hills Road, Near Hitec City MMTS, KPHB, Hyderabad – 500018 • Site office Address: No.123/1, Mangadu – Kunrathur Main Road, Mangadu Chennai – 600122
(c)	Copy of registration certificate	Refer to Annexure - 1

Page 1 of 4

Site Office :

Cybercity Mangadu Project Pvt. Ltd.,
No.123/1, Mangadu Kundrathur Main Road,
Mangadu, Chennai - 602101. Ph : 044 26790513.

Registered Office :

Cybercity, Green Hills, Near HI-Tec City MMTS,
IDL Road, KPHB, Hyderabad - 500018.
Ph: 040 3999 3999, email : wecare@cybercity.in
CIN : U45309TG2017PTC115596

(d)	Main objects	Refer to Annexure - 2
(d)	Name, photograph and address of chairman of the governing body / partners / directors etc.	Refer to Annexure - 3

- (iii) PAN No of **M/s Cybercity Mangadu Project Private Limited – AAGCC8591D**
(Refer to Annexure – 4)
- (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 - **Refer to Annexure - 5**
- (v) Details of project land held by the applicant - **Refer to Annexure – 6**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project.

Sl.No	Approval from Various Competent Authorities	Annexure
(a)	Copy of Planning Permit	Refer to Annexure – 7a
(b)	Copy of Building Permit / Approval letter from Village Panchayat	Refer to Annexure – 7b
(c)	Copy of EIA Clearance	Refer to Annexure – 7c
(d)	Copy NOC from PWD	Refer to Annexure – 7d
(e)	Copy NOC from Traffic Police Department	Refer to Annexure – 7e
(f)	Copy NOC from Fire & Rescue Department	Refer to Annexure – 7f
(g)	Copy NOC from AAI	Refer to Annexure – 7g
(h)	Copy NOC from IAF	Refer to Annexure – 7h

- (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. - **Refer to Annexure – 8.**
- (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 **21.12.2017** drawn on KVB bearing no. **472328** for an amount of **Rs. 807,000.00 (In words – Rs. Eight Lakhs and Seven Thousands only)**/ - calculated as per sub-rule (3) of rule 3 - **Refer to Annexure – 9.**

(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; - **Refer to Annexure – 4**

(ii) Audited balance sheet of the promoter for the preceding financial year – **Not Applicable, because of newly formed company; Date of Incorporation on 02.03.2017**

(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 - **Refer to Annexure – 10**

(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 - **Refer to Annexure – 11**

(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; - **Refer to Annexure – 12**

(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; - **Refer to Annexure – 07 (b)**

(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; - **Refer to Annexure - 13**

(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 - **Refer to Annexure - 14**

(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 - **Refer to Annexure – 15**

(xi) Proforma of the allotment letter, agreement for sale, and the construction deed proposed to be signed with the allottees - **Refer to Annexure – 16.**

(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 - **Refer to Annexure – 17.**

(xi)	The number and areas of covered parking available in the project;	Refer to Annexure - 17
(xii)	The number of open parking areas available in the project;	Refer to Annexure - 17
(xiii)	Details of Undivided Shares pertaining to the project;	Refer to Annexure - 17
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	M/s. Shriram Properties Pvt Ltd No.9, Bazullah Road T.Nagar, Chennai – 600017 TEL: +91-044 4001 4410 E-mail: ramshankarv@shriramproperties.com
(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;	Refer to Annexure - 18
(xvi)	A declaration in FORM 'B'.	Refer to Annexure - 19

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

Dated: 11.01.2018

Place:Chennai

For CYBER CITY MANGADU PROJECT PVT LTD

Authorized Signatory

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

Details of Last 5 years projects					
Particulars	Phase-I	Phase-IIA	Phase-IIB	Phase-IIC	Phase-IIIA
Location	Green Hills Road, Near HI-TEC City MMTS, IDL Road, KPHB, Hyderabad, Telangana and spreading in Sy.Nos 81,101/1,101/2,10 2,108,109,110,111 ,and 112	Green Hills Road, Near HI-TEC City MMTS, IDL Road, KPHB, Hyderabad, Telangana and spreading in Sy.Nos 81,101/1,101/2,10 2,108,109,110,111 ,and 112	Green Hills Road, Near HI-TEC City MMTS, IDL Road, KPHB, Hyderabad, Telangana and spreading in Sy.Nos 81,101/1,101/2,10 2,108,109,110,111 ,and 112	Green Hills Road, Near HI-TEC City MMTS, IDL Road, KPHB, Hyderabad, Telangana and spreading in Sy.Nos 81,101/1,101/2,10 2,108,109,110,111 ,and 112	Green Hills Road, Near HI-TEC City MMTS, IDL Road, KPHB, Hyderabad, Telangana and spreading in Sy.Nos 81,101/1,101/2,10 2,108,109,110,111 ,and 112
Joint Development/Owned	Owned land	Owned land	Owned land	Owned land and given for Joint Development	Owned land and given for Joint Development
Residential / Commercial	Highrise Residential apartments	Highrise Residential apartments	Highrise Residential apartments	Highrise Residential apartments	Highrise Residential apartments
Land extent in acres - Guntas	Acres 4 and 24 guntas	Acres 6 and 03 Guntas	7 Acres	Acres 9 and 4 Guntas	Acres 8 and 2 Guntas
Saleable Area	594020	1431960	1383280	1456400	2044000
No of units	448	868	752	798	1237

Project Architects

Architect Name	Mrs. Rajeswari Bai	E Mail ID	RAJESWARI@TAAMAESEK.COM
MCA No.	2012/56836	Address Line 2	MYLAPORE, CHENNAI
Mobile No.	+91 9840788576	District	CHENNAI
Address Line 1	NO.5, BISHOP WALLERS AVENUE WEST	Year of Establishment	2004
State	Tamil Nadu	District	CHENNAI
Pin Code	600004		
Key Projects Completed			

Structural Engineers

Engineer Name	HP YOGESH	E Mail ID	INNOTECH@INNOTECHCONSULT.IN
If Registered in any Corporation / LB , License No.	1812	Address Line 2	BTM LAYOUT
Mobile No.	9741399608	District	BANGLORE
Address Line 1	NO 457, 2 ND FLOOR, 2 ND MAIN ROAD, 2 ND STAGE	Year of Establishment	2010
State	KARNATAKA	District	BANGLORE
Pin Code	560076		
Key Projects Completed	66		

SI.No	Name	Address	Phone Number	Email ID	Role
1	DuraiArasan	No.123/1, Mangadu – Kunrathur Main Road, Chennai – 600122 Mangadu	+ 91 9789938180	Durai@Cybercity.in	GM – Projects
2	Santhosh	Design Tree Service Consultants Pvt Ltd Consulting Engineers # 7, Laxmi Narasimha Complex 15th Cross, 100 Feet Ring Road 4th Phase, J.P.Nagar, Bengaluru - 560 078	+91 96866 79922	santhoshkn@design-treeconsultants.com	HVAC Consultant
3	Suresh Kumar	GEO FOUNDATIONS & STRUCTURES PVT LTD, 3/2, RAMS, No.89, I Main Road, Gandhi Nagar, Adyar, Chennai – 600 020. Ph: 044 – 24431462, 24430399	044 – 24431462	geogfs@gmail.com	Geo Technical Engineers
4	Project Management Consultant - Not Applicable				
5	Name of the contractor - To be decided				

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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.

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.

