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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,
Tamil Nadu,
1st Floor, Tower 11, CMDA,
No, 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Perungalathur village, Tambaram Taluk, Kancheepuram District, and Tamilnadu State**.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual /company /proprietorship firm / societies / partnership fir / 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 : **SHRIPROP PROPERTIES PRIVATE LIMITED**
(b) Address : **Lakshmi Neela Rite Choice Chamber,**
No: 9, Bazullah Road, T.Nagar
Chennai - 60017
Copy of registration certificate: **ENCLOSED**
(c) Main objects: **REAL ESTATE DEVELOPMENT.**

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(d) Name : **NARASIMHAMURTHY NAGENDRA.**



Photograph:

Mail Id: nagendra@shriramproperties.com

Mob.no: 09845537093

Address of the governing body / directors:
No. 40/46, 8th Main, 4th Cross, RMV Extension, Sadashivnagar, Bangalore – 560 080.

(iii) Pan No: **AAWCS7390C**

(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-: **RBL BANK LIMITED, PRESTIGE TOWERS, THIRD FLOOR 99 & 100 RESIDENCY ROAD BANGLORE - 560025.**

(v) Details of project land held by the applicant-- **The plan Sanction obtained is to the large extent of 11.78 Acre (47672 Sq.m) as a single Project. Out of 11.78 Acre (47672 Sq.m), 10144 Sq.m is the Exclusive Extent of UDS allocated for Blocks – 08, 09, 14, 16 & 17.**

Only Five Blocks (Block -08, Block – 09, Block – 14, Block -16 & Block – 17) along with the Allocated UDS of 10144 Sq.mt are to be registered through this Application as an exclusive Phase in the overall project of the larger extent.

(vi) Details of Approvals obtained from various competent Authorities for commencing the project- **Building Permit, Planning Permit & DFRS-MSB.**

(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 case pending, details of type of land payments pending etc:

This Company is established in 2016 and this is the first Project, hence no other projects in the last five years.

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(viii)Agency to take up external development works----------
local authority (exact authority or agreement to the Authority) /Self-Development;

(ix)Registration fee by way of a demand draft dated- **06/06/18 drawn on- AXIS BANK LTD bearing no: 112887 for an amount of Rs.7,09,100 /- (Seven lakh Nine Thousand and One Hundred Only) calculated as per sub-rule (3) of rule;**

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

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

(i)Authenticated copy of the PAN card of the promoter: **Attachment Enclosed.**

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

(iii) Copy of the title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with is owned by another person: **Attachment Enclosed.**

(iv) The details of encumbrances on the land which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Attachment 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 joint development 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 phase, an authenticated copy of the planning permission, building permit/building sanction plan partial completion certificate for each of such phases: **Attachment 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: **Attachment Enclosed.**

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(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:

The Project has been accorded with the NOC'S from DFRS, EC from TNSEIAA, MOEF, Planning Permit from CMDA Chennai and Building Permit from Perungalathur Town Panchayat, the development works may confirm to the various NOC'S and Consents obtained.

(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: **12° 54'16.25"N - 80° 5'47"E, 12° 54'10.76"N - 80° 5'47.96"E, 12° 54'3.93"N - 80° 5'42.22"E, 12° 54'8.22"N - 80° 5'36.67"E**

(iX) Proforma of the allotment letter, agreement, agreement for the sale and the conveyance deed proposed to be signed with the allottees:

Attachment Enclosed

(x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace and other common area, if any, details of which have to be furnished separately:

Attachment Enclosed

(Xi) The number and areas of **covered parking** available in the project:

Nos: 260 & Area - 3250 Sq.Mt.

(Xii) The number of **open parking** areas available in the project:

Nos: Nil

(Xiii) Details of undivided shares pertaining to the project: **10144Sq.Mt**

(Xiv) The names, address, 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: **Attachment Enclosed.**

(xvi) A declaration in **Form "B"**

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

For SHRIPROP PROPERTIES PVT. LTD.

Authorised Signatory

Dated:

Yours faithfully

Place:

Signature and seal of the applicant(s)

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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

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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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Chennai 600 097, India
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