

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4548

TNRERA/3533/19



Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at
Plot No. 21D & 21D/A, Door No.6/21 & 8/21D, 5th Avenue, Banu Nagar, Ambattur,
Chennai -600 053 Ambattur Taluk, Thiruvallur District, Tamil nadu.

2. 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 -

- (a) Name : Mrs. LATHA @ LATHA SAMPATH
(b) Father's Name : Mr. Govindhan
(c) Occupation : Nil
(d) Permanent address: Door No.6 & 8, Banu nagar, Pudur, Ambattur,
Chennai - 600 053

- (e) Photograph :

Cont no: 9444125099
Email id:
srdecember@yahoo.com



For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director

[Signature]

Head Office : AA-117, Shanthi Colony, Anna Nagar, Chennai - 600 040. Telephone : 044 - 2626 2096, 4207 7536.
m : 9841611550 e : rahulassociates27@yahoo.com
f : [rahulassociates](https://www.rahulassociates.net) w : www.rahulassociates.net

Quality Construction

Legal Clarity

Timely handingover

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name : M/s Rahul Flat developers Pvt Ltd
- (b) Address : AA-117, Shanthi colony, Anna nagar,
- (c) Copy of registration certificate: **U70200TN2011PTC078722 & Copy Enclosed**
- (d) Main objects: The Main objective of the organization is Promoting
And developing residential and commercial buildings
in Chennai and Tamil nadu.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

SINO	NAME OF THE DIRECTOR	ADDRESS	PHOTO
1.	Mrs. M. LAKSHMI SHRIDHAR	AM-16/55, 2976 D, 14 th Main Road, Anna nagar, Chennai - 600 040. Mob: 9841292096 Email id: rahulassociates27@yahoo.com	
2.	Mr. R.R. SHRIDHAR	AM-16/55, 2976 D, 14 th Main Road, Anna nagar, Chennai - 600 040. Mob: 9841576076 Email Id: rrs_0009@yahoo.co.in	
3.	Mr.S.Arjun	AM-16/55, 2976 D, 14 th Main Road, Anna nagar, Chennai - 600 040. Mob: 8807953185 Email: arjunshridhar25@gmail.com	

S. Latha

For Rahul Flat Developers Pvt. Ltd

R.R. Shridhar
Managing Director

4.

Mr. S.Rahul

AM-16/55, 2976 D,

14th Main Road, Anna nagar,

Chennai – 600 040.

Mob: 8807953185

Email: s.rahuleurope@gmail.com

(iii) PAN No.: AAFCR8679A

(i) 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: A/c No: Karnataka bank, Anna nagar Branch, Chennai – 600 040.

(iv) Details of project land held by the applicant: Plot Extent:- 350.43 Sq.mtr. Total -9 units (2 Bhk – 8 Units & 1 Bhk – 1 Unit)

SINO	Flat No	Built up area in sq.mtr	Uds in Sq.mtr	Category	Allotment
1	A1	86.31	40.24	Residential	Landowner
2	B1	86.31	40.24	Residential	Builder
3	A2	86.31	40.24	Residential	Builder
4	B2	86.31	40.24	Residential	Builder
5	A3	86.31	40.24	Residential	Landowner
6	B3	86.31	40.24	Residential	Builder
7	A4	86.31	40.24	Residential	Builder
8	B4	86.31	40.24	Residential	Builder
9	A5	61.13	28.49	Residential	Builder
		751.58	350.41		

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

1. Building Permit :- Greater Chennai Corporation, Ambattur,
2. Planning Permit:- CMDA

For Rahul Flat Developers Pvt. Ltd

Managing Director

S Latha

(vi) 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.No.	Project Name	Built up Area in Sq.mtr	Type of Constructions	No. of Flats
2014-15				
1	RAHUL VASANTHA VIHAR 2/3, Vaishnavi nagar, II Street, Vaishnavi Nagar, Thirumullaivoyal Nagar, Chennai - 109	847	STILT +2 Floors 2 BHK FLATS	12
2	RAHUL AMARAVATHI Plot.No.6, 7th Street, 1st Cross Street, Vaishnavi Nagar, Thirumullaivoyal Nagar, Chennai - 109	677	STILT +2 Floors 2 BHK FLATS	8
3	RAHUL LINGA 13, Vijayalakshmipuram Main Rd, Ambattur Chennai - 53	596	STILT +2Floors 2 BHK FLATS	6
4	RAHUL HARMONY Plot.No.63, Old No.8, New.No.15, 3rd Street, Bharathi Street, Aminjikarai, Chennai - 29	409	STILT +2 Floors 2 BHK FLATS	4
5	TULIP 4, Bharathi Street, West Gandhi Nagar, Avadi, Chennai -54	438	STILT +2 Floors 2 BHK FLATS	6

S. Gathu

For Rahul Flat Developers Pvt. Ltd
[Signature]
Managing Director

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6	RAHUL SHRI KRUPA Plot.No.77'A' Door.No.3, Pillaiyar Koil Street, Vijayalakshmipuram Chennai -53	418	STILT +2 Floors 2 BHK FLATS	6
7	ORCHID 14, Ekambara Ier Street, Venkatapuram, Ambattur, Chennai - 53	768	STILT +2 Floors 2 BHK FLATS	8
8	RAHUL VAIDHEESWARAR No.52, Easwaran Koil Street, Oragadam, Ambattur, Chennai - 53	1443	STILT +2 Floors 2 BHK FLATS	20
9	RAHUL SRI MOOKAMBIKA 59/B, 7th Cross Street, Banu Nagar, Pudur, Ambattur, Chennai -53	423	STILT +2 Floors 2 BHK FLATS	6
10	LAKSHMI No.5, 7th Street, 1st Cross Vaishnavi Nagar, Thirumullaivoyal, Chennai -109	557	STILT +2 Floors 2 BHK FLATS	4
11	RAHUL SHRI PADMAM 121/60&61, Palaru Street, ICF Employees Colony II Athipet, Chennai 58	842	STILT +2 Floors Block A & B (totally - 2 blocks) Each block - 6 Units	12

2015-16

1	VEL-PRAVAHAM Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6
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S. Latho

For Rahul Flat Developers Pvt. Ltd


Managing Director

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2	THE WHITE FILEDS Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai -53	783	STILT +3 Floors 2 BHK FLATS	8
3	SUBBULAKSHMI 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8
4	PENTA GARDEN NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28
5	POTHUNDY ANUGRAHA DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH- 53 AMBATTUR, CHENNAI -53	621	STILT + 3 Floors 2 BHK FLATS	6

2016-17

1	SAI BRINDAVAN SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYAL, CHENNAI- 109	818	STILT+2 Floors 2 BHK FLATS	10
2	SRI NIVASAM 42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58	419	STILT +2 Floors 2 BHK FLATS	6
3	KRISHNA VILAS C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	802	STILT +4 Floors 2 BHK FLATS	8

For Rahul Flat Developers Pvt. Ltd

[Signature]
Managing Director

[Signature]

2017-18

1	KAILASH VILA PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATTRAVALAKKAM, MENAMBEDU, CHENNAI - 600 053.	465	STILT + 2 Floors 2 BHK FLATS	4
2	SHREENIVAS PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053	312	GROUND + 1 FLOOR 2 BHK FLATS	3
3	SAI SANGEETH C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053.	782	STILT + 3 FLOORS 3 BHK FLATS -2 Nos 2BHK -6 Nos	8
4	MENAMBEDU NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053.			
	GANGA	319	STILT + 2 FLOORS	4
	CAUVERY	374	STILT + 2 FLOORS	4
	YAMUNA	308	STILT + 2 FLOORS	4
	GODAVARI	283	STILT + 2 FLOORS ALL 2 BHK FLATS	4

2018-19

1	VKN-SION NO.C-69A&B, WEST END ROAD TIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	829	STILT + 4 FLOORS 2 BHK FLATS	8
2	KAILASH NO.191. SUNDARAM STREET, GNANAMURTHY NAGAR, AMBATTUR, CHENNAI - 53	542	STILT = 2 FLOORS 2 BHK FLATS	6

S. Latha

For Rahul Flat Developers Pvt. Ltd
[Signature]
Managing Director

- 600
- (vii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; -

We are only, developing this project "VERTICA" and we are not giving for Outside contractors.

- (viii) Registration fee by way of a demand draft dated 11/07/2019 drawn on Karnataka Bank, Anna nagar Branch bearing no. 619392 for an amount of Rs. 14,000/- calculated as per sub-rule (3) of rule 3;

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

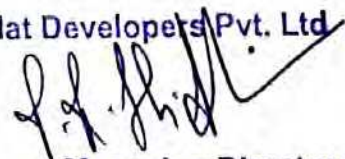
3. I/we enclose the following documents in triplicate, namely:-

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

(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**

For Rahul Flat Developers Pvt. Ltd


Managing Director



- (vii) Agency to take up external development works SELF DEVELOPMENT Local Authority (exact Authority or any agreement to the Authority) / Self Development; -
- (viii) Registration fee by way of a demand draft dated 11/07/2019 drawn on Karnataka Bank, Anna nagar Branch bearing no. 619392 for an amount of Rs. 14,000/- calculated as per sub-rule (3) of rule 3;
- (ix) Any other information the applicant may like to furnish.

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- (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; **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;

(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**

S. Latha

For Rahul Flat Developers Pvt. Ltd.

R. R. Shetty
Managing Director

(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;

➤ Water Supply: Source from Bore Water & Metro Water.

➤ Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.

➤ Solid Wastage Disposal: The Solid wastes which are collected from apartments are disposed through corporation.

➤ Renewable Energy : We are providing Solar Panel in terrace.

➤ Fire Fighting & Emergency Services: It will be only applicable for MSB and not apply for this Building

(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; **Enclosed**

(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; **Enclosed**

(xi) the number and areas of covered parking available in the project; **4 Nos (1 Covered Car parking to Land owner and 3 Covered Car Parking to Builder)**

(xii) the number of open parking areas available in the project; **Open Car parking : 2 Nos (1 open car parking to Land owner and 1 open car parking to builder)**

For Rahul Flat Developers, Pvt. Ltd


Managing Director



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

Flat allotted to the Land owner

Sl.No.	Floor	Flat No.	Total Sq.ft. of the constructed Apartment - (approx) in Sq.mtr	Proportionate UDS - (approx) in Sq.mtr
1.	First	A1	86.31	40.24
2.	Third	A3	86.31	40.24

Flats allotted to the Promoter

Sl.No.	Floor	Flat No.	Total Sq.ft. of the constructed Apartment - (approx) in Sq.mtr	Proportionate UDS - (approx) in Sq.mtr
1.	First	B1	86.31	40.24
2.	Second	A2	86.31	40.24
3.	Second	B2	86.31	40.24
4.	Third	B3	86.31	40.24
5.	Fourth	A4	86.31	40.24
6.	Fourth	B4	86.31	40.24
7.	Fifth	A5	61.13	28.49

(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; Enclosed

For Rahul Flat Developers Pvt

S. S. Shinde
Managing Director

S. Latha

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(xvi) a declaration in FORM 'B'. Enclosed

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

Dated:

Place:Chennai

S. Latha

For Rahul Flat Developers Pvt. Ltd



Managing Director

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

Name and Address of the Project

Project Name : "VERTICA"

Survey No : Old S.No.125/7B1, New T.S.No.5, Block No. 19, Ward - A
of Oragadam Village under Greater Chennai Corporation
in Division No. 80, Zone - VII

Location : Plot No. 21D & 21D/A, Door No.6/21 & 8/21D,
5th Avenue, Banu Nagar, Ambattur, Chennai -600 053

For RAHUL FLAT DEVELOPERS PVT.LTD

S. Lakshmi

Director

For Rahul Flat Developers Pvt. Ltd

P.R. Shridhar

Managing Director

For RAHUL FLAT DEVELOPERS PVT.LTD

Rahul

Director

For RAHUL FLAT DEVELOPERS PVT.LTD

[Signature]

Director

S. Lathas

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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Verify My Land

Every record check run on one property and returned as a single report.

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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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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.

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,
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hello@verified.realestate
+91 9996 12 9996

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