

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
Chennai

4201



Sir,

I / we hereby apply for the grant of registration of my / our project to be setup at Plot No. B, TNHB Block, Nos. H-12/1 to H-12/12, Pari Street, Kalakshetra Colony, Besant Nagar, Chennai 600 090.

1. 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 firm / societies / trust / companies / limited liability partnership / competent authority -
 - (a) Kgeyes Residency Private Limited
 - (b) No.10, 2nd Cross Street, R.A.Puram, Chennai 600 028
 - (c) Copy of registration certificate - ENCLOSED
 - (d) Main objects: To develop houses, commercial properties, flats, other properties and Sell / rent them - ENCLOSED
 - (e) Name, photograph and address of the Managing Director of the Company - ENCLOSED
- (iii) PAN No. AAACK3004D - ENCLOSED
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(D) of the Act will be maintained;
Indian Bank, 78, 11nd Main Road, R.A.Puram, Chennai 600 028.
- (v) Details of project land held by the applicant: 581.36 sq.meters
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: - 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. - ENCLOSED

(viii) Agency to take up external development works _____ (Local Authority / Self Development): Self Development

(ix) Registration fee by way of a demand draft dated 18.07.2019 drawn on Karur Vysya Bank bearing No.576754 for an amount Rs.17020/- calculated as per sub-rule (3) of rule 3; - ENCLOSED

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

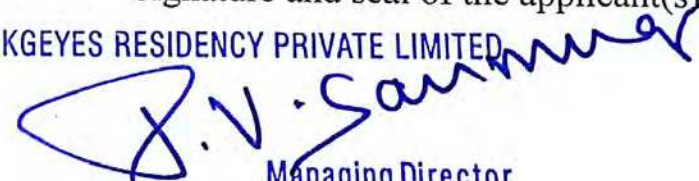
2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: - ENCLOSED
- (ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years: - 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: - NA
- (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: - ENCLOSED
- (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;
- (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; - ENCLOSED
- (xii) The number of open parking areas available in the project; - ENCLOSED
- (xiii) Details of Undivided Shares pertaining to the project; - ENCLOSED

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

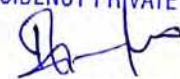
Date: 31.07.2019
Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)
For KGEYES RESIDENCY PRIVATE LIMITED

Managing Director

KGEYES - LIST OF PROJECTS

SI.NO	NAME OF THE PROJECTS	SITE ADDRESS	STATUS
1	KGEYES ASHTORIA	Door No.16, Pudukai Nagar Railway Road, Pallavaram, Chennai-600 044.	Completed and Handed overed to the allottees
2	KGEYES SHANKHS	1st Seaward Road, Valmiki Nagar, Thiruvanniyur, Chennai - 600 041.	Completed and Handed overed to the allottees
3	KGEYES SAHANA .	O.No.91, N.No.18, Poes Garden, Chennai-600 086	Completed and Handed overed to the allottees
4	KGEYES ETERNITY	No.21, Parvathi Street, Kalakshetra Colony, Besant Nagar, Chennai - 600 090.	Completed and Handed overed to the allottees
5	Kgeyes Carolinaa	Block No. 226, Bharani Street, Udayam Nagar, Velachery, Chennai.	Completed and Handed overed to the allottees
6	Kgeyes Delmare	New Beach Road, Thiruvanniyur	Completed and Handed overed to the allottees
7	Kgeyes Geethalaya	2nd Seaward Road, Valmiki Nagar, Thiruvanniyur, Chennai - 600 041.	Completed and Handed overed to the allottees
8	5th Avenue	No.7/4, 5th Avenue Road, Alcotkuppam, Besant Nagar, Chennai - 600 090.	Completed and Handed overed to the allottees
9	Kgeyes Sri Guru Krupa	O.No.3 & 15, N.No.9, C.P.Ramasamy Iyer Salai, Abiramapuram, Chennai - 600 018.	Completed and Handed overed to the allottees
10	Kgeyes Padmaja	B-2, 13th Cross St, Besant Nagar, Chennai - 600 090	Completed and Handed overed to the allottees
11	Kgeyes Sreyes	O.No.14, N.No.29, 1st St, Gopalapuram, Chennai - 600 018.	Completed and Handed overed to the allottees
12	Kgeyes Vrukasha .	P-2, 14th Cross St, Besant Nagar, Chennai - 600 090.	Completed and Handed overed to the allottees
13	Kgeyes Arulagam	No.9/13, 1st Main Road, Bishop Wallers Avenue, C I T Colony, East Abhiramapuram, Chennai.	Completed and Handed overed to the allottees

For KGEYES RESIDENCY PRIVATE LIMITED



Authorised Signatory

	Kgeyes Premas	O.No.39, N.No.6, Masilamani Mudaliar Road, Balaji Nagar, Royapettah, Chennai - 600 014.	Completed and Handed overed to the allottees
15	Kgeyes Madura	H-22, Vaigai Street, Kalakshetra Colony, Besant Nagar, Chennai - 600 090.	Completed and Handed overed to the allottees
16	Kgeyes Sri Rekha	Sri Nagar Colony, Saidapet, Chennai -600 015.	Completed and Handed overed to the allottees
17	Kgeyes Gurukrupa	O.No.17, N.No.14, 2nd Street, Lakshmipuram, Royapettah, Chennai - 600 014.	Completed and Handed overed to the allottees
18	Tiger Varadhachari Ro	H- 16 & H-18, Tiger Varadhachary Road, Kalakshetra Colony, Besant Nagar, Chennai	Completed and Handed overed to the allottees
19	7th Avenue	Kgeyes Pavithram, 7th Avenue, Besant Nagar, Chennai - 600 090.	Completed and Handed overed to the allottees
20	Agastya	H-38, Kamaraja Nagar, West Avenue, Thiruvanmiyur, Chennai - 600 041	Completed and Handed overed to the allottees
21	Padmalayam	O.No.7, N.No.73, Jawaharlal Nehru Salai, Ekkattuthangal, Chennai.	Completed and Handed overed to the allottees
22	Samyuktha	Madampakkam Village, Tambaram Taluk, Kanchipuram Dist. Selaiyur, Madampakkam	Completed and Handed overed to the allottees
23	Veda Ranghaa Nivas	4th Avenue Road, , Ashok Nagar, Chennai.	Completed and Handed overed to the allottees
24	1st Main Road	O.No.30, N.No.59, 1st Main Road, R.A.Puram, Chennai - 600 028.	Completed and Handed overed to the allottees
25	6th East St	O.No.11, N.No.6, Block No.31, Plot No.420, Kamaraj Nagar, Thiruvanmiyur, Chennai - 600 041.	Completed and Handed overed to the allottees
26	6th Avenue	6th Avenue, Besant Nagar, Chennai.	Completed and Handed overed to the allottees
27	D - 96	Anna Main Road, Sowbhakkiya Colony, K.K.Nagar, Chennai - 600 078.	Completed and Handed overed to the allottees

For KGEYES RESIDENCY PRIVATE LIMITED



Authorised Signatory

(6)

LEIMPERIAL	No.22, Greenways Road, R.A.Puram, Chennai	Completed and Handed overed to the allottees
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ON GOING PROJECTS

1	Nanganallur	Plot No.A-21, Hindu Colony, 100 feet Road, Nanganallur, Chennai - 600 061.	
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For KGEYES RESIDENCY PRIVATE LIMITED

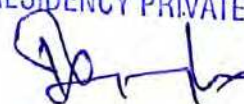

Authorised Signatory

Details of the Architect, License Surveyor, Structural Engineer, and

Geotechnical Consultant

1.	Name, address, phone number, email id and registration details of the Contractor	:	Self Kgeyes Residency Private Limited No.10, 11 th Cross Street, Raja Annamalaipuram, Chennai 600 028 Email id: admin@kgeyes.com Ph.No.24313737
2.	Name, address, phone number, email id and registration details of the Architect	:	Mr. K. Raja No.31/14, II Floor, Cenotaph Road I Street, Alwarpet, Chennai 600 018. Ph. No.24415023 Email id: raja@chettinaaddesign.com Licensed Surveyor No.1546 - class I
3.	Name, address, phone number, email id and registration details of the Surveyor	:	Mr. K. Raja No. 31/14, II Floor, Cenotaph Road I Street, Alwarpet, Chennai 600 018 Ph. No.24415023 Email id: raja@chettinaaddesign.com Licensed Surveyor No.1546 - class I
4.	Name, address, phone number, email id and registration details of the Structural Engineer	:	Mr. P. Raman S.S. Manian's Apartment No.5/13, Thambiah Road Extension West Mambalam, Chennai 600 033. Ph.No.43512027 Email id: raman_str@yahoo.co.in Registration No.1633 Class-I
5.	Name, address, phone number, and email id details of the Geotechnical Consultant	:	DAS Materials and Testing Pvt. Ltd Old No.138, New No.28, Velachery Road, Little Mount, Saidapet, Chennai 600 015 Ph.No.044-22354253 Email: dasmaterial@yahoo.com
6.	Project Management Consultant	:	Not Applicable
7.	HAVAC Consultant	:	Not Applicable
8.	In house Site Engineer	:	Mr. Ferozkhan Kgeyes Residency Private Limited No.10, 2 nd Cross Street, R.A. Puram, Chennai 600 028 Ph.No.24313737 Email id: managerqs@kgeyes.com

For KGEYES RESIDENCY PRIVATE LIMITED



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.

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.

