

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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



Project Registration Detail

4221

Promoter Detail Project Detail Uploaded Documents Payment

Promoter Detail

Promoter Type : Company
Name : SAGAS CONSTRUCTIONS
PAN Number : ABHPS3947G
Mobile No : 9840086386
Phone Number :

E-mail : sagasconstructions@gmail.com
Address : NO 3C SAGAS MANOR, DR B N ROAD 1ST STREET
District : Chennai
State/UT : Tamil Nadu
PIN Code : 600017

Company Registration No. : RD/19/02/015
Registration Certificate : reg certificate.jpg (/reg/download?DOC_ID=7430)

Rs. 30600/-
Amount Credited in TNRERA
A/c on1.8.2019.....

SN
2/8/19

Fax Number



Santhakumar
99400 47989

Project Chairman Detail

Chairman Name : L SANTHA KUMAR
Mobile Number : 9840086386
Email Address : sagasconstructions@gmail.com
Address : NO 3C SAGAS MANOR, DR B N ROAD 1ST STREET
State/UT : Tamil Nadu
District : Chennai
PIN Code : 600017
Photograph : SANTHA KUMAR PHOTO.jpg (/reg/download?DOC_ID=7429)

Project Member Detail

Member Name : L SANTHA KUMAR
Member Type : Director
Mobile Number : 9840086386
Email Address : sagasconstructions@gmail.com
Address : NO 3C SAGAS MANOR, DR B N ROAD 1ST STREET
State/UT : Tamil Nadu

District : Chennai

Pin Code : 600017

Photograph : SANTHA KUMAR PHOTO.jpg (/reg/download?DOC_ID=7)

RERA Registration Details with any other State/UTs

Financial Indicators

Net Worth (Total Assets less Liabilities) : 1.21282896E8
Total Construction Cost : 5.9032408E7
Total Sales : 1.13655E8
Net Profit / Loss : 2.4272873E7
Taxes Paid - IT (GST/ST) : 1.25E7

Previous Project Details (Last 5 years only)

RERA - Project Registration No :

Project Name : SAGAS VENUS POINT

Project Description : STILT + 3 FLOORS (RESIDENTIAL APARTMENTS) WITH 9 DWELLING UNITS OF 3 BHK EACH WITH LIFT.

Current Status : Ongoing

Type of Land : Residential

Project Completion Certificate : (/reg/download?DOC_ID=)

No of Months delayed :

Expected Completion Date : 20/01/2021

Case Details :

Pending Amount :

Address : PLOT NO 4 ,DOOR NO 10/64 SRIMAN SRINIVASA ROAD TEYNAMPET CHENNAI-18

State/UT : Tamil Nadu

District : Chennai

Pin Code : 600017

Forward To:

--Select--

Comments:*

Promoter Detail	Project Detail	Uploaded Documents	Payment
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Promoter Detail

Project Detail

Uploaded Documents

Payment

Project Detail

Project Name : SAGAS VENUS POINT

Project Description : STILT + 3 FLOORS WITH 9 DWELLING UNITS

Project Type : Residential

Project Status : Ongoing

Project Start Date : 20/06/2019

Project End D

21/06/2021

Total Area Of Land (Sq Mtr) : 771.5

Total Open Area (Sq Mtr) : 264.28

Total Covered Area (Sq Mtr) : 507.22

Project Address Line 1 : PLOT NO 5 DOOR NO 10/64

Project Address Line 2 : SRIMAN SRINIVASA ROAD TEYNAMPET

District : Chennai

Tehsil/Sub District : Mylapore_Triplicane

No of Open Parking : 1.0

Total Area Of Open Parking (Sq Mtr) : 12.5

No of Covered Parking : 12.0

Total Area Of Covered Parking (Sq Mtr) : 479.47

Other Project Details

Surveyor No. Type : R.S.No.

Surveyor No : 1579/36

Plot Extent in Sq.Mtr : 771.50

Development Details

Sl.No.	Block*	Floor*	Flat No*	Type*	RERA carpet area (see 2(k) of Act) (Sq.m)*	Exclusive balcony (Sq.m)*	Exclusive Verandah/Utility/ Service/Open Terrace (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS land area(Sq.m)*	Covered Car Parking*	Open Car Parking
1	1	1	F3	Residential	123.	7.0	22.0	22.0	15	73.39	1	
Total					127.	87.00	231.00	231.00	25	753.21	9	

Sl.No.	Block*	Floor*	Flat No*	Type*	carpet area (see 2(k) of Act) (Sq.m)*	Exclusive balcony (Sq.m)*	Exclusive Verandah/Utility/Service/Open Terrace (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS land area(Sq.m)*	Covered Car Parking*	Op. Car Parkin
2	1	3	T2	Residential	122.	8.0	22.0	22.0	15	73.11	1	(
3	1	1	f1	Residential	183.	14.0	33.0	33.0	23	107.76	1	.
4	1	2	S2	Residential	122.	8.0	22.0	22.0	11	73.11	1	(
5	1	2	S1	Residential	183.	14.0	33.0	33.0	23	107.76	1	(
6	1	3	T1	Residential	169.	14.0	33.0	33.0	21	98.19	1	(
7	1	3	T3	Residential	123.	7.0	22.0	22.0	15	73.39	1	(
8	1	1	F2	Residential	122.	8.0	22.0	22.0	15	73.11	1	(
9	1	2	S3	Residential	123.	7.0	22.0	22.0	13	73.39	1	(
Total					127.	87.00	231.00	231.00	25	753.21	9	.

External Development Work

Road System : Tar Road
Water Supply : Yes
Sewage and Drainage System : Underground sewerage

Project Bank

Bank Name : HDFC
Branch : south boag road
Account No. : 50200042306433
ifscCode : HDFC0002094
State : Tamil Nadu
District : Chennai

Project Agent

Project Architects

Structural Engineers

Name : M VENKATA SUBBA RAO
EmailID : vmadala@yahoo.com
Address line : 38/74 bazullah road ,T Nagar
Year Of Establishment : 2005
Key Project :

Project License Surveyors

Project Contractors

5
Name : GOOD WILL BUILDERS ✓
EmailID : goodwillbuilderschennai@gmail.com
Address line : 20/1 Indira Colony 3rd Street, Ashok nagar chennai-600083
Year OF Establishment : 1990
Key Project :

Forward To:

-Select-

Comments:*

Forward

Visitor No. 0025475

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.

