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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
Tamil Nadu,
Chennai – 600 008

5015

Sir,

We hereby apply for the grant of registration of our project KUNDAPURAM ~~THAMARAI~~ to be set up at Kuthambakkam Village, Poonamallee Taluk Thiruvallur District, Tamil Nadu State.

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) Name SHANBAGAM ESTATE PRIVATE LIMITED
   (b) Address Swathi sahana Apt B4, #6/55, K B Dasan Road, Teynampet, Chennai – 600 018
   (c) Copy of registration certificate: Attached
   (d) Main objects: Real Estate
   (e) Name, photograph and address of chairman of the governing body / partners / directors etc. Attached

(iii) PAN No.: AAKCS4869E

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained: AXIS BANK, CHENNAI

(v) Details of project land held by the applicant: 4,217 sqmtr of Plot land.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project (Copies attached):

   a. Planning Permit No.12657 dated 29/07/2019 issued by Chennai Metropolitan Development Authority.
   b. Building Permit No. PP/SB/C/347/19 dated 31/07/2019 issued by



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(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.: NIL (This is the first venture by the promoter)

(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 No. dated drawn on Axis Bank, Chennai

Bearing no. for an amount of Rs. /- calculated as per sub-rule (3) of rule 3;

(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; ATTACHED

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

(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; ATTACHED

(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; NIL

(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; NOT APPLICABLE

(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

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permission, building permit / building sanction plan, partial completion certificate for each of such phases; ATTACHED.

(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; SANCTIONED BUILDING PLAN COPY ATTACHED

(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: This is an Affordable Housing Project constructed with Light Gauge Steel Technology (LGST). A brief note about the same is attached.

(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; ATTACHED

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Sale and Development Agreement drafts are 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: ATTACHED

(xi) the number and areas of covered parking available in the project:

(xii) the number of open parking areas available in the project:

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

(xiv)the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NIL

(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; ATTACHED

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

SHANEGAM ESTATE PVT. LTD. CHENNAI 600 013

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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.

Dated: 13 SEPT 2019

Place: CHENNAI

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

For SHANBAGAM ESTATE Pvt

Authorised Signatory

SHANBAGAM ESTATE PVT. LTD. CHENNAI 600 018

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KUNDAPURAM SHANBAGAM		
1	Project Development Address	Group Development of 2 Blocks, Block-A having GF+2 Floors Residential Building with 46 Dwelling units, Block-B having GF+1st Floor Shop Building at Plot No.7, 12m wide road, Kuthambakkam, Chennai comprised in S.No.803/1P2 part, 1Q part, 1R part of Kuthambakkam Village within the limit of Poonamallee Panchayat Union
2	Name and address of the Promoter/ Developer/Owner	**M/s. Shanbagam Estate Private Limited Flat No.B4, Swathi Sahana Apartments, 3rd Floor, No.6/55, K.B. Dasan Road, Teynampet, Chennai - 600018. E-Mail id: vasu_devan@shanbagam.com Contact number : 98400 44862**
3	Site Address	Plot No. 7, 12 mtr road (Kundapuram Main Road), Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District
4	Name and address of Registered Architect	Mr.P.K.Vijayaraghavan Reg.No.RA/Gr.I/19/02/006 Sajith and Vivek Architects LLP, Gandhi Nagar, Adyar, Chennai - 600020.
5	Name and address of Registered Structural Engineer	S.M.Saminathan, SE/GR II/19/04/41, II Theradi street, Pallikaranai, CHENNAI-600100.
6	Name and address of Registered Construction Engineer	S.Muthukrishnan CE/19/07/424 Annai Meera Apartments, Plot No.3, Flat S2, 2nd Floor, Astalakshmi Nagar, 5th Street, Velachery, Chennai.
7	Name and address of registered surveyor of the land	Mr. Bellarmin Vincent, Geodata topomapping and Engineering Surveying, Plot No. 25, Ashok Narain Nagar, Avadi, Chennai - 600 071
8	Name and address of the main contractor for the project	Mr. Bharat Thej, Business Head, Pennar Industries limited, Patancheru, Medak District, Telengana 502319
9	Type of construction permitted as per approved plan	Group Development of 2 Blocks, Block-A having GF+2 Floors Residential Building with 46 Dwelling units, Block-B having GF+1st Floor Shop Building
10	Details of approval	
	a) CMDA Planning Permission No. and Date	Planning Permission No.12657 B/NHRB/174 A to E/2019 dated 29/07/19, Valid up to 28/07/2024
	b) Local Body approval No.	2077/2019/A3 dated 31/01/19, Valid up to 30/07/2024

For SHANBAGAM ESTATE PVT. LTD

Authorised Signatory

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BOARD OF DIRECTORS AS ON 06.09.2019
SHANBAGAM ESTATE PRIVATE LIMITED

Name	Din	Address	Photo
Vasu Raj Devan vasu_devan@shanbagam.com	01115565	11,Tivoli Apt,Kasthuri Estate, 1 st Street,Teynampet, Chennai - 600 018	
Latha Devan latha_devan@shanbagam.com	02404268	11,Tivoli Apt,Kasthuri Estate, 1 st Street,Teynampet, Chennai - 600 018	
Charu Sarathy charu_sarathy@shanbagam.com	00140010	30,Srinivasa Apt, 1B,Maharaja Surya Road, Teynampet, Chennai - 600 018	
M.R.Raghavan mraghavan@shanbagam.com	00079480	542,Subhuti Apt, South Avenue Road,Kamaraj Nagar, Thiruvanmiyur, Chennai - 600 041	

For SHANBAGAM ESTATE PVT. LTD

Authorised Signatory

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Anirudh Sarathy anirudh_sarathy@shanbagam.com	07195554	30,Srinivasa Apt, 1B,Maharaja Surya Road, Teynampet, Chennai - 600 018	
Vikram Ranganathan vikram_ranganathan@shanbagam.com	07195562	4/15,Sri Krishnapuri Apt, 6th Cross Street,CIT Colony Mylapore,Chennai - 600 004	

SHANBAGAM ESTATE PVT. LTD. * CHENNAI 600 018

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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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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.