

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, (Tamilnadu)
Chennai.

5353



Sir,

We hereby apply for the grant of registration of our project to be set up at **Thirumulaivoyal Village, now in Avadi Town and Taluk, formerly Ambattur Taluk, Thiruvallur District Tamilnadu to be known as "AURA"**

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether **Limited Liability Partnership**
individual / company /
proprietorship firm / societies /
partnership firm / competent
authority:

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

- a. Name: **SAMPRATHY DEVELOPERS LLP**
b. Address: **New No.19, (Old No.11),
B - Block, 2nd Avenue, Anna Nagar East,
Chennai - 600 102.**
c. Copy of registration certificate: **Certificate of Incorporation. (Enclosed)**
d. Main objects: **Real Estate Development**
e. Name, photograph and address of **S.Sridharan,**
Partner etc : **New No.19, (Old No.11),
B - Block, 2nd Avenue,**

**SAMPRATHY
DEVELOPERS
LLP**

"NEWRY GRANDEUR" No. 19 (Old No. 11), B Block,
2nd Avenue, Annanagar East, Chennai 600 102.
Tel : +91 44-4343 9494, 2628 5278/80
Fax : 044 2628 5279
email : support@newry.co.in
Website : www.newry.co.in

Anna Nagar East,
Chennai - 600 102.

- (ii) PAN No of the Firm : ADPFS2607B
- (iii) 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:
KARNATAKA BANK LTD,
Account No : 4912000100299201
IFSC code : KARB0000491
Branch : Anna Nagar Chennai - 40
- in terms of Sec. 4(2)(1)(D) of the Act

- (iv)) Details of project land held by the applicant : Land measuring a total extent of **4218 sq.m** Area) comprised in Old Survey No.209/2 (part), T.S.No.3, Old Survey No. 696/2, { Old S.Nos. 696/1 and 696/2 (part) T.S.No.33/9 (Part), Old Survey No. 692 & 693 T.S.No 35/2, of Block No. 42 & 46, Ward D, presently sub-divided and assigned as T.S. No. 35/50 dated 10.06.2019, issued by the Head Quarters Tahsildar, Avadi Taluk) of Thirumulaivoyal Village, now in Avadi Town and Taluk, (formerly Ambattur Taluk), Thiruvallur District.

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project: Planning Permit No.	B/NHRB/202A to G/2019 issued by Chennai Metropolitan Development Authority, dated 14.03.2019
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Building Permit No.	No. 012/Bl./2019/00770 issued by Avadi Municipality, dated 30.09.2019
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.:	Layout of the Company TN/02/Layout/0081/2019 dated 13.6.2019. Balance Sheet as on 31.3.2019 attached

- (vii) Agency to take up external :
development works Local Authority
(exact Authority or any agreement to
the Authority) / Self Development;
- (viii) Registration fee by way of a Online Payment Receipt Enclosed
demand draft (calculated as per sub-
rule (3) of rule 3)
- (x) Any other information the applicant
may like to furnish.

NO



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We enclose the following documents in triplicate, namely :-

- (i) authenticated copy of the PAN card of the Company ; **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 : **POWER OF ATTORNEY - ENCLOSED**
- (vi) Authenticated copy of the planning 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**

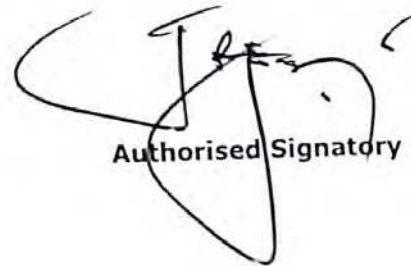


- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority : **ENCLOSED**
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy : **ENCLOSED**
- (ix) 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;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with purchaser; **ENCLOSED**
- (xi) the Plot number area details furnished separately; **NA**
- (xii) the names, addresses, phone numbers, email ids and registration details of the architects, site engineers, if any and other professionals or key persons, if any associated with the development of the proposed project : **ENCLOSED**
- (xiii) a declaration in FORM 'B'. **ENCLOSED**

We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief. Date : 01.10.2019

Yours faithfully
Place : Chennai 102

For Samprathy Developers LLP


Authorised Signatory

Company email	shanmugam@newry.co.in
Phone No.	9840827507
Type of Promoter	
Name	M/s. Samprathy Developers LLP
PAN Number	ADPFS2607B
E-mail	shanmugam@newry.co.in
Mobile No.	9840827507
Telephone No.	
Address Line 1*	New No.19, (Old No.11), B – Block, 2 nd Avenue
Address Line 2 *	Anna Nagar East, Chennai – 600 102
Company Regis No.	AAL-3696
State/UT	Tamil Nadu
District	Chennai
PIN Code	600102
Registration Certificate	(Enclosure)

Project Chairman/CEO Details

Chairman Name	S.Sridharan
Mobile No	9840827507
Email Address s	shanmugam@newry.co.in
Address Line1	New No : 9 (Old No: 78), AH- Block,
Address Line 2	5 th Street, Shanti Colony,
	Anna Nagar , Chennai – 600 040
State/UT	Tamil Nadu
District	Chennai
PIN Code	600040

Photograph*(Enclosure)

Net Worth (Total Assets less Liabilities)	9191537
Total Construction Cost	30000000
Total Sales	3336199
Net Profit / Loss	2696988
Taxes Paid - IT (GST/ST)	699862



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SAMPRATHY DEVELOPERS LLP

PARTNERS DETAILS & LOCAL CONTACT ADDRESS

1. Mr.S.Sridharan

New No: 19, B – Block
Anna Nagar East , Chennai – 600 102
Email : support@newry.co.in
Mobile : 9840827507



2. Mr.Vijay Manohar Makhija

New No: 19, B – Block
Anna Nagar East , Chennai – 600 102
Email : legal@newry.co.in
Mobile : 9840727507



3. Mr.Sanjay Manohar Makhija

New No: 19, B – Block
Anna Nagar East , Chennai – 600 102
Email : accts@newry.co.in
Mobile : 9500027507



For M/s. Samprathy Developers LLP


Authorised Signatory

**SAMPRATHY
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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.

