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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

FORM A
(See Rule 3(2))
APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamil Nadu Real Estate Regulatory Authority
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore
Chennai 600 008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
17 SEP 2018
TNRERA
CHENNAI

5016

Sir,

We hereby apply for registration of our project "Ocean Grand" to be set up at the land comprised in old S.No.123/3 (part), new S.No.123/3A1B as per patta, of Maduravoyal Village, Maduravoyal Taluk, Mettukuppam Main Road, Tiruvallur District - 600 095, Tamil Nadu.

1. The Requisite particulars are as under

(i)	STATUS OF APPLICANT (DEVELOPER)	PRIVATE LIMITED COMPANY

(ii) a	NAME OF THE DEVELOPER	OCEAN LIFESPACES INDIA PRIVATE LIMITED
b	ADDRESS	MF-1 CIPET HOSETEL ROAD, THIRU VI KA INDUSTRIAL ESTATE, GUINDY CHENNAI 600 032 **Ph : 044-42559900** **Emai : info@ocean.net.in**
c	Copy of Registration Certificate	Enclosed
d	Main Objects	Civil Construction, Interiors, property development
e	Name, address and photograph of the Directors 1. Mr.SYLVANUS KING PETER Son of Sri.Sathiamoorthy, No.39, 47th Street, Ashok Nagar, Chennai 600 083. PAN : AGMPP4792Q 1. Mr.B.SRIRAM Son of Sri.Balasubramaniam No.39, 47th Street, Ashok Nagar, Chennai 600 083. PAN: AFAPS7144E	

For Ocean Lifespaces India Private Limited

Managing Director

(3)

	3 Mrs.S.K.ANITHA PETER D/o Adaikalam Gunapal No.39, 47th Street, Ashok Nagar, Chennai 600 083. PAN: ADOPA9087G 4. Ms.Sally Melissa D/o Sylvanus King Peter No.39, 47th Street, Ashok Nagar, Chennai 600 083. PAN : IFFPSOO22N	
	STATUS OF APPLICANT (LAND OWNER)	INDIVIDUAL
	NAME OF THE LAND OWNER Fathers Name Occupation Permanent address **LAND OWNER IS REPRESENTED BY HIS POWER AGENT**	**M.J.DHANDAPANI** **JAYAVELU MUDALIAR** **Senior citizen – (land lord)** 442, Poonamallee High Road, Maduravoyal, Chennai 600 095 Ph : 9283544343 PAN : AEUPD4123P **S.RAMESH KUMAR** **Son of M.Saminathan** **Varshitham Flat** **No.304, 10th Cross Street,** **Mangala Nagar, Porur** **Chennai 600 116** **Ph : 9841062528** **PAN: ANWPR5806J**

or Ocean Lifespaces India Private Limited

Managing Director

(5) (5)

Iii	PAN NO OF APPLICANT (DEVELOPER)	AAACO6540J
	PAN NO OF LAND OWNER (INDIVIDUAL)	AEUPD4123P
	PAN NO OF POWER AGENT (INDIVIDUAL)	ANWPR5806J

IV	Name & address of the bank With which account in terms Of section 4(2)(l)(D) of the Act will be maintained	Axis Bank, T.Nagar Branch, Chennai 17.

V	Details of the project land held by the applicant	Land measuring about 2071.40 SQ.MTRS. comprised in old S.No.123/3 123/3A1B as per patta, of Maduravoyal (part), new S.No. Village, Maduravoyal Taluk, Mettukuppam Road Tiruvallur District (Land Mark - Close to Bilroth Nursing) (Total extent of land belonging to land owner for which approval is applied - 2300.00 SQ.MTR LESS Area Gifted to CMDA as per Gift Deed Doc.No.3857/2019 - 228.60 Sq.mtr. Area Available as ownership with the land owner for conveyance purposes - **2071.40 Sq.mtr.**

Vi	Details of Approval obtained from various competent authorities for commencing the project	Planning permit from CMDA (copy enclosed) Building permit from Greater Chennai Corporation (copy enclosed).

vii	Brief details of 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 projects, details of cases pending, type of land and payment pending etc.	Details provided below

(i) **OCEAN DEW** : Residential project commenced during 2016. The land measuring about 98880 Sq.ft., in 200 feet MMRD Road (Radial Road) was acquired by the company by paying the entire land consideration during the year 2014 and the property was developed in to a Residential Building complex comprising of two blocks totalling to 282 apartments. The project is completed in the year 2018 and completion certificate was accorded by CMDA on 09-05-2018 and out of 282 apartments about 200 apartments are already sold and handed over to customers. Balance 61 apartments are yet to be sold.

an Lifespaces India Private Limited

Managing Director

This project was not registered under RERA as the building complex was completed before the due date.

(ii) **OCEAN SQUARE:** IT / ITES office space. The land and building is owned by the company. Since no space in the building was taken up for marketing and as the land and building is owned by the company, project was not registered with RERA. Completion certificate already obtained

(viii) Agency to take up external development works : Self Development

(ix) Registration fee by way NEFT/RTGS transfer dated 05.09.2019 for an amount of Rs. 1,04,695/- (Rupees one lakh four thousand six hundred and ninety five only) calculated as per sub rule (3) of rule 3.

(x) The project is under joint development basis where the land owner Sri.M.J.Dhandapani is allotted 35% of total area & the builder is allowed to retain / sell 65% of the share as per the terms of the joint development agreement dated 2nd March 2018 and the Supplemental agreement to Development agreement dated 6th September 2019. The land is held by Sri.M.J.Dhandapani who is also signing this application through his power of attorney agent Mr.Ramesh Kumar.

2. We enclose the following documents in triplicate namely :

(i) Authenticated copy of the PAN card of the promoter and land owner
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.
Enclosed

(iv) The details of encumbrances on the land on which the development is proposed.
No Adverse Encumbrances. Encumbrance certificate is enclosed.

(v) The project is under joint development basis where the land owner Sri.M.J.Dhandapani is allotted 35% of total area & the builder is allowed to retain / sell 65% of the share as per the terms of the joint development agreement dated 2nd March 2018 and the Supplemental agreement to Development agreement dated 27th June 2018. The land is held by Sri.M.J.Dhandapani who is also signing this application through his power of attorney agent Mr.Ramesh Kumar.

A. Copy of the planning permit issued by CMDA and the Building permit issued by Corporation of Chennai and the sanctioned plans are enclosed.

(vi) Sanctioned plans and specifications are enclosed.

(vii) The plan of development works to be executed and the facilities to be provided are enclosed.

(viii) Location details of the project is enclosed.

Ocean Lifespaces India Private Limited

Managing Director

(ix) Proforma of Allotment letter, sale agreement and construction agreement proposed to be signed with the allottess is enclosed.

(x) Statement detailing the Flat No / Retail space, Carpet area, common area, saleable area is enclosed.

(xi) Car park drawing detailing the covered car park area is enclosed.

(xii) Car park drawing detailing the open car park area is enclosed.

(xiii) Statement detailing the undivided share of land pertaining to each flat and retail space is enclosed

(xiv) Presently No Real Estate Agent is appointed for the project

(xv)

S.No.	Agency	Name	Address	Phone No.	Email id	Registration details
1	Architect	A.Venkatakrishnan	Firm. No.18, 3rd Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai-600041.	98843 77888	kck@nva.in	CA/73/7687 R.A.NO:41/83
2	Structural Engineer	C.kannan	B-304, Ceebros Belvedere, Kumarasamy Nagar main road, Shollinganallur - Chennai-20.	98412 49815	kannankds2007@gmail.com	SE/GR.I/ 19/02/002
3	Site Engineer	S.Ramaraj	No 4, C2,SVS Garden, Arignar Anna Street, Anakaputhur,Chennai-70	98407 57851	ramaraj@ocean.net.in	CE/19/ 07/487
4	Geo Technical Engineer	A.Suresh	No.3/2 Rams, No.89, 1st Main Road, Gandhi Nagar, Adyar, Chennai-600020.	77080 97118	geogfs@gmail.com	GTE/19/ 04/023

(xvi) Declaration Form B is enclosed

3. We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief.

For Ocean Lifespaces India Private Limited

Managing Director

Dated : 10/September/2019

Place : Chennai

Yours Faithfully,

Signature & Seal of the Applicants

(11) (11)

SL.NO.2 OF CHECKLIST

NAME OF THE LAND OWNER Fathers Name Occupation Permanent address	**M.J.DHANDAPANI** **JAYAVELU MUDALIAR** **Senior citizen – (land lord)** 442, Poonamallee High Road, Maduravoyal, Chennai 600 095 Ph : 9283544343 PAN : AEUPD4123P
LAND OWNER IS REPRESENTED BY HIS POWER AGENT	**S.RAMESH KUMAR** **Son of M.Saminathan** **Varshitham Flat** **No.304, 10th Cross Street** **Mangala Nagar, Porur** **Chennai 600 116** **Ph : 9841062528** **PAN:** ANWPR5806J

(13) (13)

SL.NO.3 OF CHECKLIST

In case of Firm:

(i)	STATUS OF FIRM / APPLICANT (DEVELOPER)	PRIVATE LIMITED COMPANY

(ii) a	NAME OF THE FIRM / DEVELOPER	OCEAN LIFESPACES INDIA PRIVATE LIMITED
b	ADDRESS	MF-1 CIPET HOSETEL ROAD, THIRU VI KA INDUSTRIAL ESTATE, GUINDY CHENNAI 600 032 **Ph : 044-42559900** **Emai : info@ocean.net.in**

Main Objectives of the company : Civil Construction, Interiors, property development

Name, address and photograph of the Directors

Mr.**SYLVANUS KING PETER – Managing Director**
Son of Sri.Sathiamoorthy,
No.39, 47th Street,
Ashok Nagar,
Chennai 600 083.
PAN : AGMPP4792Q

Mr.**B.SRIRAM** **Director**
Son of Sri.Balasubramaniam
No.39, 47th Street,
Ashok Nagar,
Chennai 600 083.
PAN: AFAPS7144E

Mrs.**S.K.ANITHA PETER** **Director**
D/o Adaikalam Gunapal
No.39, 47th Street,
Ashok Nagar,
Chennai 600 083.
PAN: ADOPA9087G

Ms.**SALLY MELISSA** **Director**
D/o Sylvanus King Peter
No.39, 47th Street,
Ashok Nagar,
Chennai 600 083.
PAN : IFFPSOO22N

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

Verified RealEstate™

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.