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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM "A"
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
17 OCT 2019
RERA

To
The Real Estate Regulatory Authority
Chennai.

"" - 5640

Sir,
We hereby apply for the grant of registration of our project to be set up Residential Project **"Sreshta Kanakadhara"** to be set up at **New Door No. 9, Old No. 2, Krishnaswamy Avenue, Luz Church Road, Mylapore, Chennai-600004,** Comprised in **Old S.No. 1674/1 part, Re-Survey no. 1674/55, Block No. 35 of Mylapore Village,** Chennai District, Tamilnadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether **individual** / company / proprietorship firm / societies / partnership firm / competent authority;

In case of individual-

1)

(a)	Name	: R. Muthukrishnan **alias** R. Ashwin Muthukrishnan
(b)	Father's Name	: B. Ramamoorthy
(c)	Occupation	: Senior Scientist Group Leader
(d)	Permanent address	: No. 9/2, Krishnaswamy Avenue, Luz Church Road, Mylapore, Chennai-600004
(e)	Mobile No.	: **858-692-8901**
(f)	E-mail ID	: **ashwins8@gmail.com**
(g)	Photograph	: **Attached**
(h)	PAN	: **Enclosed**



2)

(a)	Name	: Mrs. Seetha Muthukrishnan
(b)	Husband Name	: R. MuthuKrishnan
(c)	Occupation	: Retired
(d)	Permanent address	: No. 9/2, Krishnaswamy Avenue, Luz Church Road, Mylapore, Chennai-600004
(e)	Mobile No.	: **858-354-8054**
(f)	E-mail ID	: **seethe_mkrish@yahoo.com**
(g)	Photograph	: **Attached**
(h)	PAN	: **Enclosed**



3)

(a)	Name	: Mrs. Kripa Chandrakantan
(b)	Father's Name	: R. MuthuKrishnan
(c)	Occupation	: Speech Therapist
(d)	Permanent address	: No. 718, Coggins Point way, Sugarland, Texas 77479, USA
(e)	Mobile No.	: **858-449-0320**
(f)	E-mail ID	: **kripa.krish@gmail.com**
(g)	Photograph	: **Attached**



[Mr. R. Muthukrishnan Alias Ashwin Muthukrisnan]

[Mrs. Seetha Muthukrishnan]

[Mrs. Kripa Chandrakantan]

[Mr. Karthik Krishnan]

For Sumanth & Co

[Mr. M.N. Neelakantan] Partner

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4)

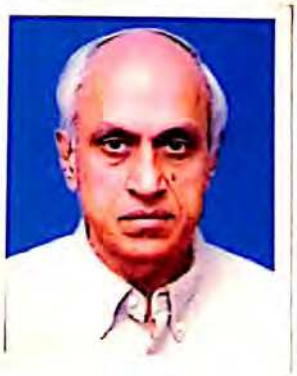


(a)	Name	: Mr. Karthik Krishnan
(b)	Father's Name	: R. MuthuKrishnan
(c)	Occupation	: Lawyer
(d)	Permanent address	: No. 1815, Winona Drive, Apartment A, Los Angeles, CA 90027, USA
(e)	Mobile No.	: **323-819-3712**
(f)	E-mail ID	: **karthik.Krishnan1983@gmail.com**
(g)	Photograph	: **Attached**

AND

(ii) Status of the applicant, whether individual / company / proprietorship firm / societies / **partnership firm** / competent authority;

In case of partnership firm-



(a) Name : **M/s. Sumanth & Co.,**
Represented by **M. N. Neelakantan,**
Designation: Partner
Mobile No.: 98410 41773
Email ID: sumanthco@sumanthco.in

(b) Address : **No. 8(57), Luz Avenue, Mylapore, Chennai – 4.**

(c) Copy of registration Certificate : **Enclosed**

(d) Main Objects : **Promoting Residential Apartments**

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.
Name of the Partner: M. N. Neelakantan
Address: No. 8(57), Luz Avenue,
Mylapore, Chennai – 4.

(ii) Company Pan No. **AABFS1339M**

(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. **A/C No. 57500000269814, HDFC Bank Ltd., Dr. Radhakrishnan salai, Mylapore, Chennai – 600 004. IFSC Code: HDFC0001097**

(iv) Details of Project land held by the Applicant: **Enclosed**

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project **CMDA; File No. B2/22498/2018, Permit No. 12816 & B/NHRB/233/2019 dated 05.09.2019 & Greater Chennai Corporation : CEBA/WDC09/00256/2019 dated 19.09.2019**

[Mr. R. Muthukrishnan Alias Ashwin Muthukrisnan] [Mrs. Seetha Muthukrishnan]

For Sumanth & Co

Partner

[Mrs. Kripa Chandrakantan] [Mr. Karthik Krishnan] [Mr. M.N. Neelakantan]

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(vi) 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**

(vii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development; **Self Development**

(viii) Registration fee by way of demand draft dated 01-10-19 drawn on KOTAK MAHINDRA **bank** bearing no. 142595 for an amount of **Rs.** 35,932 Calculated as per sub-rule (3) or rule 3;

(ix) 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; **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;

(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 the 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 or such phases: **Enclosed**

(vi) The sanction plan, layout plan and specification of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; **Enclosed**

[Mr. R. Muthukrishnan Alias Ashwin Muthukrisnan] [Mrs. Seetha Muthukrishnan]

For Sumanth & Co

Partner

[Mrs. Kripa Chandrakantan] [Mr. Karthik Krishnan] [Mr. M.N. Neelakantan]

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(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. **Enclosed**

(viii) The location details of the project, with clear demarcation of land dedicated longitude of the end points of this 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 carper area of apartments for sale in the project areas, if any, 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 and areas of open parking available in the project Details of undivided shares pertaining to the project; **Enclosed**

(xiii) 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**

(xiv) A declaration in FORM 'B'.

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

Yours faithfully,
Signature Seal of the applicant(s)

[Mr. R. Muthukrishnan Alias Ashwin Muthukrisnan]

[Mrs. Seetha Muthukrishnan]

[Mrs. Kripa Chandrakantan]

[Mr. Karthik Krishnan]

[Mr. M.N. Neelakantan]

Date:

Place: Chennai

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PROJECT ADDRESS

Project Name "Sreshta Kangadhara" to be set up at Door No. 9/2, Krishnaswamy Avenue, Mylapore, Chennai – 4, Comprised in R.S.No.1674/55, Block No.65 of Mylapore Village, Chennai District, Tamilnadu State.

1. Number of Floors	:	Stilt + 4 Floors + 5th Floor (Part)
2. Usage of Building (Residential / Commerical)	:	Residential
3. No. of Dwelling units	:	9 Dwelling Units
4. Extent of Land	:	771.09 Sq.Mtr
5. No. of Dwelling units (In case if Residential)	:	9 Dwelling Units
6. Total Floor Area	:	771.09 Sq.Mtr
7. Category of the Building (Spl / MSB)	:	Special Building
8. Total FSI Area (As per approval plan)	:	1796.59 Sq.Mtr
9. a) No. of Coverage Car parking	:	19 No's
b) Open Car parking	:	02 No's.
c) Total No. of Car parking (As per approved plan)	:	21 No's.
11. RERA Account Details		
a) Bank Name	:	HDFC
b) Branch Name	:	R.K. Salai
c) Account Number	:	57500000269814
d) IFSC Code	:	hdfc001097

For Sumanth & Co

Partner

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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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.