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REGULATORY RECORD

RERA Document

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RAMU & CO

Administrative Office : Radisson Blu Hotel Chennai City Centre,
No.2, Ethiraj Salai, C-In-C Road, Egmore, Chennai - 600008,
Tel No.Phone : 91-44-30404411, Fax No.91-44-30404400

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



To:

The Real Estate Regulatory Authority
1st Floor, 1-A Gandhi Irwin Road,
Egmore, Chennai-600008

6076

Sir,

We hereby apply for the grant of registration of our project "**Asta Arise**" a Multi-Storied Residential complex consisting of One Basement Floor, Stilt Floor, 1st Floor and 2nd Floor, (Parking Floors), 3rd to 10th Floor, 11th Floor to 18th Floor part for residential of 124 dwelling units, to be set up at Door No: 8/91, CP Ramaswamy Road, Block No:34, Alwarpet, Chennai-600018, an extent of an extent of about 39 grounds as per documents and 37 grounds and 332 sq.ft., as per Patta comprised in O.S.No.1733, Collector Certificate No. 4689, R.S .No. 1646 now bearing R.S.No.1646/3 of Mylapore Village, Mylapore Division, Mylapore-Triplicane

1. The requisite particulars are as under:-

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

OR

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

Name	M/s.Ramu & Co
Address	No: 2, Radisson Blu Hotel Chennai City Centre, Ethiraj Salai, C-In-C Road, Egmore, Chennai -600 008.
Copy Of Registration Certificate	Enclosed
Main Object	Carry On Construction And Sale Of Residential/Commercial Apartment
Name, Photograph And Address Of Chairman Of The Governing Body Partners Etc	Enclosed
Pan-No:	AAAFR3389M- M/S.Ramu & Co
Name and address of the bank or banker with which account in terms of section 4	HDFC Bank Ltd, ITC Centre Branch, Annasalai, Chennai-600002. And The

For RAMU & CO

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Managing Partner

No.8/91 C.P.Ramasamy Road, Alwarpet, Chennai - 600018.

Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	HDFC Bank Ltd, ITC Centre Branch, Annasalai, Chennai-600002. And The Bank Letter Enclosed.
Details of project land held by the applicant	"Asta Arise" a Multi-Storied Residential complex consisting of One Basement Floor, Stilt Floor, 1st Floor and 2nd Floor, (Parking Floors), 3rd to 10th Floor, 11th Floor to 18th Floor part for residential of 124 dwelling units, to be set up at Door No: 8/91, CP Ramaswamy Road, Block No:34, Alwarpet, Chennai-600018, as per documents 8695.70 sq.mtrs, as per patta 8212 sq.mtrs and as per site 8151.30 sq.mtrs comprised in O.S.No.1733, Collector Certificate No. 4689, R.S .No. 1646 now bearing R.S.No.1646/3 of Mylapore Village, Mylapore Division, Mylapore Taluk.
Details of Approval obtained from Various Competent Authorities for commencing the Project	Enclosed.
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.	Declaration Enclosed.
Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;	Self Development
Registration fee by way of a demand draft dated_____drawn on bearing no._____for an amount of Rs.____/-calculated as per sub-rule (3) of rule 3;	Enclosed
Any other information the applicant may like to furnish.	Nil

For RAMU & CO



Managing Partner

2. We enclose the following documents in triplicate, namely:-

Authenticated copy of the PAN card of the promoter;	Enclosed
Audited balance sheet of the promoter for the preceding financial year;	Enclosed
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;	Patta Enclosed
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.
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;	Own Development
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 of such phases;	Enclosed.
The sanctioned plan, layout plan and specifications of the proposed project or	Enclosed.

For RAMU & CO

Tanase

Managing Partner

the phase thereof, and the whole project as sanctioned by the competent authority;	
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.
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;	Enclosed.
Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Enclosed.
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;	Enclosed.
The number and areas of covered parking available in the project;	Enclosed.
The number of open parking areas available in the project;	Enclosed.
Details of Undivided Shares pertaining to the project;	Enclosed.
The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Nil
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	Enclosed.

For RAMU & CO
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 Managing Partner

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or key persons, if any associated with the development of the proposed project;	
A DECLARATION in FORM 'B'	Enclosed.

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

Dated: 04.11.2019

Place: Chennai

Yours faithfully,

For RAMU & CO

T. S. S. S.

Managing Partner

Signature and seal of the applicant(s)

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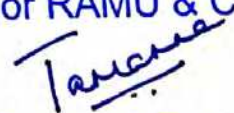
**MAIN OBJECT: CARRY ON CONSTRUCTION AND SALE OF
RESIDENTIAL/COMMERCIAL APARTMENT**

S.NO	NAME	ADDRESS	
1	M/s.VVT HOTELS PRIVATE LTD, rep by its Director Mrs.Vandana Aggarwal	NO: 2, EITHIRAJ SALAI, C- IN -C ROAD, EGMORE, CHENNAI-600008. PAN-NO: AABCV9034F CONTACT NO: 044- 66404411/66404423 <u>Email-ed@rdchennai.com</u>	
2	M/s.VVA HOTELS PRIVATE LTD, rep by its Director Mrs.Vandana Aggarwal	NO: 2, EITHIRAJ SALAI, C- IN -C ROAD, EGMORE, CHENNAI-600008. PAN-NO: AABCV8672P CONTACT NO: 044- 66404411/66404423 <u>Email-ed@rdchennai.com</u>	
3	M/s. VVA CONSTRUCTION PRIVATE LIMITED rep by its Director Mrs.Vandana Aggarwal	NO: 2, EITHIRAJ SALAI, C- IN -C ROAD, EGMORE, CHENNAI-600008. PAN-NO:AAACV1113A CONTACT NO: 044- 66404411/66404423 <u>Email-ed@rdchennai.com</u>	
4	Ms.TAMANNA AGGARWAL	NO: 19, ABM AVENUE BOAT CLUB, R.A.PURAM, CHENNAI-600028. PAN-NO:BNZPA5120N CONTACT NO: 044- 66404411/66404423 <u>Email-ed@rdchennai.com</u>	

For RAMU & CO
Tamanna
Managing Partner

5	Mr.RAJESH BHANSALI	THE ART, 4 TH FLOOR, 3 RD BLOCK, 28 & 29 KOTHARI ROAD, NUNGAMBAKKAM, CHENNAI-600034. PAN-NO: AACPB4618H MOBILE NO: 9841029291 CONTACT NO: 044-66404411/66404423	
6	Mr.B.GOKUL	18 C.V.RAMAN ROAD, ALWARPET, CHENNAI-600018. PAN-NO: AKIPG1484G CONTACT NO: 044-66404411/66404423	
7	Dr.B.SUDHA	18 C.V.RAMAN ROAD, ALWARPET, CHENNAI-600018 CONTACT NO: 044-66404411/66404423	
8	Ms.B.ANANDI	18 C.V.RAMAN ROAD, ALWARPET, CHENNAI-600018 CONTACT NO: 044-66404411/66404423	

For RAMU & CO



Managing Partner

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9	SMT.B.GURUBAKKIYAM	18 C.V.RAMAN ROAD,ALWARPET, CHENNAI-600018 CONTACT NO: 044- 66404411/66404423	
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For RAMU & CO
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Managing Partner

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

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

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

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.

