

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

K. MURALI

8939992677

MARG
ProperTies

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

To

The Real Estate Regulatory Authority (TNRERA)
1st Floor,
No. 1 -A, Gandhi - Irwin Bridge Road
Egmore
Chennai - 600008

5103



Dear Sir,

We hereby apply for the grant of registration of our project to be set up at No 106, Kalavakkam Village, Thiruporur Panchayat, Chengalpattu Taluk / Now in Thiruporur Taluk, Kanchipuram District, Tamil Nadu PIN 603103.

The requisite particulars are as under:

Status of the applicant : Corporate
Name of the Firm : MARG Properties Limited
Address of the Firm : Sri Sai Subhodaya Apartments, Basement, No 57/2 B East Coast Road, Thiruvanmiyur, Chennai - 600041

Copy of registration certificate : Attached

Main objects : MARG Properties is residential development company to provide value enriched home and builds everlasting relationships by doing residential projects in and around Chennai.

: MARG Savithanjali has planned to develop in a land extent of 7.11 Acres of Land with Multi Storied Building of 6 Blocks in a Phased Manner. Phase I consisting 3 Blocks with 356 apartment and Phase II consisting 3 Blocks including EWS with 358 apartment under Life Style segment category in the view spacious home on IT Corridor.

Name of the Directors : Mr. G.R.K Reddy, Old No. 24, New No 17, South Mada Street, Srinagar Colony, Saidapet, Chennai. PIN- 600 015

: Mr. Thummala Ram Mohan, 3-38/3, Raja Street, Thummala Gunta, Chittoor - PIN 517 502

8,20,558

SV

770558

510455

60093

Fee

1000000

1000000

9000000

MARG ProperTies Limited

Sri Sai Subhodaya Apartments, No.57/2B, East Coast Road, Thiruvanmiyur, Chennai-600041.

Tel : +91-44-6622 1200 | www.margproperties.com

CIN : U45400TN2009PLC073986



: Mr. K. Anbu, No. 8, Selvaraj Nagar, Muthamizh Salai, Urapakkam, Chennai, PIN 603 210.

Photograph

: Mr. G.R.K Reddy



Mr. Thummala Ram Mohan



Mr. K. Anbu



PAN No.

AAGCM 2942J

Name and address of the bank

:

Axis Bank Limited,
Old.No. 441, New No.137, Srinivasapuram,
Thirukanniyur, Chennai – 600041
IFSC: UTIB 0000423

Details of project land held by the applicant

:

Attached – Numbered as: 1

Details of Approval obtained from Various Competent
Authorities for commencing the Project

:

Attached – Numbered as: 2

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.

Attached - Numbered as: 3

External development works either Self / Agency

: Self Development

Registration fee by way of demand draft

:

1. Demand Draft No. 241610 drawn from Canara Bank, Dated 22-11-2017 for Rs. 8,20,588/ (Eight Lakhs Twenty Thousand Five Hundred and Eighty Eight Only) calculated as per the rule (3) of sub rule (3)

Any other information the applicant may like to furnish :

Since the project development is in phased manner we would like to register Phase 1 consisting 3 Blocks namely Block A, Block B & Block C. Since the Blocks B & C are registered with TNRERA vide Regn. No. TN/01/Building / 0217 / 2018 Dtd 2-7-18, we further like to register Block A. We also assure you that we will register the Phase II on upon starting the construction / launch of Phase II consisting of 3 Blocks Namely Block D, Block E & Block F will do the registration of Phase II.

MARG ProperTies Limited

Sri Sai Subhodhaya Apartments, No.57/2B, East Coast Road, Thiruvanniyur, Chennai-600041.

Tel : +91-44-6622 1200 | www.margproperties.com

CIN : U45400TN2009PLC073986



We enclose the following documents in triplicate namely _____ :

- i. Authenticated Copy of the PAN Card of promoter
- ii. Audited balance sheet of the promoter for the preceding the financial year
- iii. Approved Plan in A0 size
- iv. Structural stability certificate
- v. Copy of the legal title deed reflecting the title of the promoter to the land on which the development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person
- vi. 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 title and other documents reflecting the title of such owner on the land proposed to be developed;

(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 of such phases;

(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;

(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;

(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;

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee;

(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;

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

MARG ProperTies Limited

Sri Sai Subhodhaya Apartments, No.57/2B, East Coast Road, Thiruvannamipur, Chennai-600041.

Tel : +91-44-6622 1200 | www.margproperties.com

CIN : U45400TN2009PLC073986



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

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

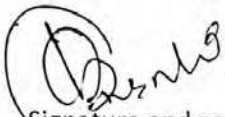
(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(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;

(xvi) A declaration in FORM 'B'

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

Yours faithfully,

A handwritten signature in black ink, appearing to be "D. S. S.", enclosed within a circular stamp.

Signature and seal of the applicant(s)

Dated: 18th September 2019

Place: Chennai

MARG ProperTies Limited

Sri Sai Subhodhaya Apartments, No.57/2B, East Coast Road, Thiruvanniyur, Chennai-600041.

Tel : +91-44-6622 1200 | www.margproperties.com

CIN : U45400TN2009PLC073986



JOINT VENTURE DETAILS

Name of the Land Owners:

1. Mr. P. Chinna Rao, S/o. Mr. Adi Narayana Rao
2. Dr. P. Niranjana Kumar, S/o. Mr. Adi Narayana Rao
3. Mrs. P. Bharadhi Devi, W/o. Dr. P Niranja Kumar

Occupation:

1. Mr. P. Chinna Rao – Business
2. Dr. P. Niranjana Kumar – Doctor – Medical Practitioner
3. Mrs. Bharadhi Devi - Business

Permanent Address:

No. 8, Sundaram Salai,
Raja Annamalai Puram,
Chennai 600 028

PAN: AECPC1481 R

Mobile No; 8939992676

Email id: pschinnarao@gmail.com



For Marg Properties Limited

Authorized Signatory

MARG SAVITHANJALI

Project Address:

No. 106, OMR, Kalavakkam Village, Thiruporur Taluk / Previously Chengalpattu Taluk
Kanchipuram District, PIN 603 103

Registration Applied for Block A in Phase 1 of Savithanjali

BLOCK	FLOOR	FSI PER FLOOR	No. of Units Calc.	Total No. of Units	Total FSI Area in sq.mt.
A	1 TO 13	987.72	8 X 13	104	12840.36
	14	978.99	8 X 1	8	2664.37
	15	933.37	6 X 1	6	
	16	752.01	3 X 1	3	
			121	BLOCK A	15504.73

Other 2 Blocks (Block B & C) in Phase 1 of Savithanjali (already registered)

BLOCK	FLOOR	FSI PER FLOOR	No. of Units Calc.	Total No. of Units	Total FSI Area in sq.mt.
B	1 TO 12	767.94	8 X 12	96	9215.28
	13	767.94	8 X 1	8	2773.19
	14	749.06	3 X 1	3	
	15	736.81	6 X 1	6	
	16	519.38	1 X 1	1	
			114	BLOCK B	11988.47
C	1 TO 13	860.53	8 X 13	104	11186.47
	14	864.23	8 X 1	8	2349.3
	15	861.81	6 X 1	6	
	16	623.26	2 X 1	2	
			120	BLOCK C	13535.77

USAGE OF BUILDING

: RESIDENTIAL

EXTENT OF THE LAND IN SQ. METERS

: 28743.12 SQ.MT.

131008460
21001093-
9991 10

For Marg Properties Limited

 Authorised Signatory

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.

