

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.

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

850



To

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

Sir,

We, M/s DECCAN ESTATES LLP., hereby apply for the grant of registration of our project to be set up at Natham Link Road (in Survey No. 113/2B) , Egattoor , Thiruporur Taluk Kancheepuram 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;

LIMITED LIABILITY
PARTNERSHIP FIRM

(ii) In case of individual –

(a) Name)(
(b) Father's Name)(
(c) Occupation)(
(d) Permanent address)(
(e) Photograph)(

Not Applicable

OR

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

(a) Name	-	DECCAN ESTATE LLP
(b) Address	-	No. 24 , Dr B N road, T Nagar , Chennai-600017
(c) Copy of registration certificate -	-	LLP Id No. : AAF-8020 (Copy enclosed)

For DECCAN ESTATE LLP


Designated Partner

(d) Main objects

To Carry on the business of Builders and contractors for Construction of Commercial Complex, residential flats , hotels, motels, restaurants, lodging houses, amusement parks, roads, buildings, houses, factories, dams, canals, tanks, reservoirs, siphons, bridges, tunnels, culverts, drains, channels, gardens, pleasure gardens, warehouse, cold storage and all sorts of contracts for local, municipal, state, central authorities, Government Departments, railways universities

(e) Name, photograph and address of chairman of the governing body / partners ✓ / ~~directors etc.~~

1. Name: Nirmal Anraj Gadhiya

Photo:



E-mail ID:

pradeep.deccan.co.in

9884086871

Address: No. 24 , Dr B N Road,
T. Nagar , Chennai-600 017

2. Name : Mrs. Sushila Devi Gadhiya

Photo:



E-mail ID:

pradeep.deccan.co.in

9884086871

Address: No. 24 , Dr B N Road,
T. Nagar , Chennai-600 017

For DECCAN ESTATE LLP

(Nirmal)

Designated Partner

(iii) PAN No.

: AAMFD1008K
(Copy enclosed)

(iv) 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

: Indus Ind Bank Ltd.,
Nariman Point Branch ,
Mumbai
(Copy enclosed)

(v) Details of project land held by the applicant

:All that piece and parcel of the vacant land comprised in new Survey no.113/2B (old survey no.113/2 part) now as per Patta no.513 in No.34 ,Egattur village , now in Tirupporur Taluk , Kancheepuram District measuring **1 acre 15 cents** bounded on the North by Survey nos.130/2,113/3 South by Existing Road East by Survey No.112 West by Survey No. 113/2 part

within the Registration District of Kancheepuram and Sub-Registration District of Thiruporur

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :

1. Mamallapuram Development Authority, Mamallapuram
 - 2.Special Officer , Muttukadu Panchayat Union
- (Copy enclosed)

(vii) 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.

Nil

For DECCAN ESTATE LLP

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

(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 : Carpet Area Statement separately attached herewith

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

(xii) the number of open parking areas available in the project: Stilt Car Parking 80 nos. &
Stilt 2-Wheeler Parking 94 Nos.
**(Contained in
Carpet Area Statement)**

(xiii) Details of Undivided Shares pertaining to the project: Separate UDS for 102 Flats
totaling 4444.38 sq mts**(Contained
in Carpet Area Statement)**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **NONE**

(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; **Nil at present**

(xvi) a declaration in FORM 'B'. (Attached)

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

Dated: 27.11.2018

Place : Chennai

Yours faithfully,

For DECCAN ESTATE LLP



Designated Partner
Signature and seal of the applicant(s)

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

(ix) 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;

(x) Any other information the applicant may like to furnish : None at present

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter for the preceding financial year;

(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; (Title Deed Doc.No. 10337 of 2016, SRO, Thirupporur)

v) Nil Encumbrance

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 : Proceedings of Special Officer , Muttukadu Panchayat Union/ Block Development officer (Village Panchayat Union) , Thirupporur in NK No. 151/2018/A1 dated 17.10.2018 – Copy attached

(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;

For DECCAN ESTATE LLP


 Designated 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.

