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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT "CLOVER" FROM SAS HOTELS AND ENTERPRISES LTD

947

To

Tamil Nadu Real Estate Regulatory Authority
(TNRERA),
CMDA-Tower II (1st Floor)
No.1-A, Gandhi Irwin Bridge Road,
Egmore
Chennai – 600 008

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
18 FEB 2019
TNRERA
CHENNAI

Sir,

We hereby apply for the grant of registration of our project to be set up at Adyar village, Guindy Taluk, Chennai District, Tamil Nadu.

I. The requisite particulars are hereunder :

(i)	Status of the Applicant	: Limited
(ii)	(a) Name	: SAS Hotels and Enterprises Ltd
	(b) Address	: No.3, Mangesh Street T.Nagar, Chennai – 600 017
	(c) Copy of Registration Certificate	: Enclosed
	(d) Main objects	: Carry on the business of Real Estate and property Development and construction of residential and commercial complexes and apartments.

(e) Names, Photograph and address of Chairman of the governing body / partners / directors etc.

1) MR.RAVI APPASAMY, Managing Director
2) MR.ROHIT RAVI, Director

Photographs : Enclosed

For SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory

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	Address	: No.3, Mangesh Street T.Nagar, Chennai – 600 017
(iii)	PAN No	: AAECS1194C
(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	: RBL Bank Limited, Anand Business Centre No.154/55 G.N.Chetty Road, T.Nagar, Chennai 600017
(v)	Details of the Project land held by the applicant	: District - Chennai Taluk - Guindy Village - Adyar Block No. - 16 T.S.Nos. - 7/80, 7/81 & 8/14 Landmark:Near Riverside River view Road, Kotturpuram
(vi)	Details of approval obtained from various Competent Authorities for the project	: 1) Environmental Clearance (EC) No. SEIAA/TN/F.6398/EC/8(a)/521/2017 dated 19.06.2017 2) Environmental Clearance Amendment Lr.No.SEIAA-TN/ F.No.6670/Amendment/EC/8(a) dated 31.12.2018 3) Planning permit issued by CMDA dated 29.01.2019 4) Building permission by Greater Corporation dated 14.02.2019

(vii) Brief details of the project 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 payment pending etc.

Write up enclosed.

For SAS HOTELS AND ENTERPRISES LTD.

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

Self Development.

(ix) Registration Fee : DD No.122801 dated 18.02.2019 for Rs.9,08,485/- payable at RBL Bank Ltd.,

(x) Any other information the applicant may like to furnish.

NIL

2. We enclose the following documents in triplicate.

i. Authenticated copy of PAN Card of the promoter.

ii. Audited balance sheet of the promoter for the preceding financial year.

iii. Copy of the 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. 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 ;

EC copy enclosed.

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 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 ;

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(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 ;

Enclosed.

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.

Enclosed.

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 the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project.

Google Image Enclosed.

ix. Proforma of the allotment letter Agreement for sale and the Conveyance deed proposed to be signed by the Allottee.

Enclosed.

x. The number, type and the carpet area of the apartments for sale in the project exclusive of the area of balcony, verandah, open terrance and other common areas, if any, details of which have to be furnished separately.

Enclosed.

For SAS HOTELS AND ENTERPRISES LTD.

Authorised Signatory

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xi. The number and areas of covered Parking available in the project.

Enclosed in share working sheet.

xii. The number of open parking areas available in the project.

Enclosed in share working sheet.

xiii. Details of the UDS pertaining to the project.

UDS Share Working details enclosed.

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

Not Applicable

xv. The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC Consultants and Geo Technical Engineers, if any, and other professionals or key persons, if any associated with the development of the proposed project.

Enclosed.

xvi. a declaration in FORM 'B' : Enclosed.

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

Dated :18.02.2019
Place :Chennai

Yours faithfully,
For SAS Hotels & Enterprises Ltd

T.S.S.Krishnan
Authorised Signatory

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ANNEXURE TO FORM A

Name of the Promoter : M/s SAS Hotels and Enterprises Ltd.,

Name of the Directors : MR. RAVI APPASAMY

Designation : Managing Director

Mobile No. 9962010333

MR.ROHIT RAVI

Director

Mobile No. 78248 19947

emailid: asel@vsnl.net

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ANNEXURE TO FORM A

Name of the of the Promoter : M/S SAS Housing and Infrastructure Ltd

Name of the Director : Mr.Ravi Appasamy

Designation : Director

Mobile No. 9962010333

email: [illegible]

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SAS Hotels and Enterprises
LIMITED
3, Mangesh Street, T. Nagar, Chennai 600 017, India.
T + 91 44 2434 6333, 2434 9090 F + 91 44 2434 3627
E arel@vsnl.net www.appaswamy.com
CIN No. U55101TN1999PLC041675

Details of Structural Engineer & Contractor

Name of Structural Engineer	: Mr. N. Chandru
Reg. No	: 1806, Class 1,
Address	: A20, 100 feet road, Hindu Colony, Nanganallur. Chennai - 600061.
Name of the Contractor	: SELF

For SAS HOTELS AND ENTERPRISES LTD

Authorised Signatory

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Project Name : Clover By The River @ Kotturpuram

S.No	Name of Organisation	Proprietor	Nature of Service	Address	Contact No.	Email id	Regisration details
1	KSM Architecture	Mr. Sriram Ganapathy	Architecture Design Consultancy Services	11/53D, Sripuram Colony 1st Street, St. Thomas Mount Contonement, Chennai-600016	044-22333587	ksm@ksmindia.com	CA/90/12993
2	N.CHANDRU	N.CHANDRU	Structure	A20, 100 Feet Road, Hindu Colony, Nanganallur. Chennai 600 061.	9840767580	c.stengr@gmail.com	1806
3	Optimal MEP Consultants	Ms. Nithya Arulanandam	Engineering Services	838/4&6, 89th street, 13th sector, KK Nagar, Chennai - 78	9600188668	gobinath@optimalmep.com	33BLNPA3010P1ZA
4	Optimal MEP Consultants	Ms. Nithya Arulanandam	HVAC Services	838/4&6, 89th street, 13th sector, KK Nagar, Chennai - 78	9600188668	gobinath@optimalmep.com	33BLNPA3010P1ZA
6	MASTER PLAN	Mr. James Sekar	Landscape	16, Vth Floor, Kasi Arcade, Thyagaraya Road, T Nagar, T Nagar, Chennai, Tamil Nadu 600017	044 2815 4040	masterplan@masterplanlandscapes.com	33051560891

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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

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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

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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.