Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

FORM "A"

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority

Chennai, Tamil Nadu 2549

Sir,

We hereby apply for the grant of registration of our project located Old Door No.28, New Door No.63, Dr.Giri Road, T.Nagar, Chennai – 600 017 comprised in S.No.78/2, T.S.No.4788 (as per Document) and T.S.No.8336 (as per patta), Block No.109 of T-Nagar Village, Guindy Taluk, Greater Chennai corporation.

PROJECT NAME : RAMANIYAM MALOLA KRIPA.

1. The requisite particulars are as under:-

(i). Status of the applicant: Private Limited Company.

(ii). **(a) Name : M/s RAMANIYAM REAL ESTATES PVT. LTD,**

(b) Address: 17/35, Second Main Road, Gandhi Nagar, Adyar, Chennai 600 020.

(c) Copy of registration certificate: **Certificate of Incorporation Enclosed**.

(d) Main objects:

i. To carry on the business of acquiring lands and buildings by purchase, lease or exchange or otherwise, developing such lands, buildings and other building complexes by raising, constructing, altering or in any other way exploiting the buildings and to construct office complexes, apartments, flats and to deal in office complexes, office apartments, flats and others by way of sale or by way of letting out such offices, apartments, flats.

ii. To sell, lease or mortgage or exploit such lands or any part of the such lands in any manner whatsoever as may be beneficial to the company.

iii. To carry on the business of builders, contractors, property developers, real estate agents, financiers and acquire land, buildings, offices, apartments, flats, in any manner whatsoever as may be necessary to carrying on the business aforesaid.

iv. To enter into agreement with the owners of buildings, flats and apartments and buildings complexes to provide basic facilities to act as caretakers of buildings to maintain common facilities like lifts, water supply, power supply to undertake repairs and other maintenance facilities in such buildings or building complexes to provide for security or any other service or services in respect of such buildings, flats and apartments or building complexes.

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Scanned by CamScanner

v. To carry on the business of generating, distributing, maintaining, servicing, selling, purchasing electrical energy either by way of setting up, erecting construction of wind power centers, wind mills, wind generator, motors and turbines of various types like wind mills with or without tails, weights, flats etc/ and enter into power purchase agreements with appropriate authorities for its sale and distribution of power/energy either for domestic or for other purposes.

vi. To carry on the business of setting up production units for producing engineering components, special purpose machines, moulds, dies and other products either by using CAD/CAM/CAE or otherwise which are more associated with wind mills and turbines or various types like wind mills, turbines, motors, with or without tails, weights, flags or otherwise and other industries in general.

vii. To enter into contractual relationship such as Franchise, Joint Venture, Technical; Collaboration, Strategic Alliance/Association with any other person(s) both in India and Abroad such as Laboratories, Corporations, Corporate Bodies, Government Departments and Non-profit institutions and all other such persons relating to and in the field of wind mills, wind energy producing centers, motors and turbines or various types like wind mills with or without tails, weights, flats or otherwise.

(e) Name, photograph and address of Managing Director of the Company :

V.JAGGANNATHAN,
Managing Director
T-77, 29th Cross Street, Besant Nagar,
Chennai 600 090.
Contact No.9841024378.
Email ID. md@ramaniyam.com.



(iii) PAN No. AAACR2276A.

(f) Name, photograph and address of the Owner:

T.P.GOPALAKRISHNAN,
GPA for Mrs.Sheela Gopalakrishnan & Mrs.Vijayashree Ramesh
No: 4/7, Lakshmipuram,3rd Street,
Royapettah,Chennai,
Tamilnadu - 600 014.
Contact No.9444513633.
Email ID. gopal.thirumalai@gmail.com



(iii) PAN No.ALXPG9766H.

(iv) 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 :

Ac No: 409001058070.

RBL Bank Limited
No:105, G . N. Chetty Road, T.Nagar Branch, Chennai - 600 017.

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Scanned by CamScanner

(v) Details of project land held by the applicant:

Land measuring about 5600 sq. ft. comprised in S.No.78/2, T.S.No.4788 (as per Document) and T.S.No.8336 (as per patta), Block No.109 of T-Nagar Village, situated at Old Door No.28, New Door No.63, Dr.Giri Road, T.Nagar, Chennai – 600 017, T-Nagar Village, Guindy Taluk, Greater Chennai corporation, Zone:IX, Division:117.

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

Planning Permit No.12410 , B / SPL.BLDG / 27 / 2019 dated: 01.03.2019 issued by CMDA and Building Permit No.CEBA / WDCN09 / 00076 / 2019, dated: 08.04.2019 , issued by Greater Chennai Corporation.

(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.
ENCLOSED AS ANNEXURE.

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**

(ix) Registration fee by way of a demand draft dated: 29.04.2019 drawn on AXIS Bank Ltd., bearing no: 002483 for an amount of Rs.17,800/- (Rupees Seventeen Thousand Eight Hundred Only) calculated as per sub-rule (3) of rule 3;

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

2. We enclose the following documents namely:-

(i) Authenticated copy of the PAN card of the promoter and the owner : **Enclosed**

(ii) Audited balance sheet of the promoter and owner 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: **Settlement Deed in the name of the owners, Joint Patta & Power of attorney 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 : **NIL.**

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Scanned by CamScanner

(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: **Joint Development Agreement Enclosed.**

(vi) 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: **Enclosed.**

(vii) 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.**

(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: **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 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 as Annexure.**

(xi) The number and areas of covered parking available in the project: **Mentioned in the Application Form.**

(xii) The number of open parking areas available in the project: **Mentioned in the Application Form.**

(xiii) Details of undivided shares pertaining to the project: **Mentioned in the Application Form.**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Mentioned in the Application Form.**

(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: **Mentioned in the Application Form.**

(xvi) A declaration in FORM "B": **Enclosed**

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Scanned by CamScanner

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

Dated: 15.04.2019
Place: Chennai

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Yours faithfully,
Signature and seal of the applicant(s)

Scanned by CamScanner

	RAMANIYAM MALOLA KRIPA – LAND OWNERS NAME LIST
S.NO.	NAME OF THE LAND OWNER
1	Mrs.Sheela Gopalakrishnan
2	Mrs.Vijayashree Ramesh

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Scanned by CamScanner

15.05.2019

DEVELOPER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, SITE ENGINEER,GEO TECHNICAL ENGINEER DETAILS.

DEVELOPER DETAIL.

1. Name of the Firm / Company : M/s.Ramaniyam Real Estates (P) Ltd.,
2. Address : No: 17/35, 2nd Main Road, Gandhi Nagar, Adyar, Chennai – 600 020.
3. Mobile No : 9841024378
4. E Mail ID : md@ramaniyam.com

PROJECT ARCHITECT.

1. Architect Name : Mr. P.V.Dilip Raj
2. Address : No: 10, Govindasamy Street, Kattabomman Block, Jafferkhanpet , Chennai – 600 083.
3. Mobile No : 9841269153
4. E Mail : dilip@ramaniyam.com

STRUCTURAL ENGINEER.

1. Engineer Name : Mr. V.Jagen.
2. Address : Flat No: 3B, Ramaniyam Gauravv - 2, Block – 2, Model School Road, Sholinganallur, Chennai – 600 119.
3. Mobile No : 9841269154
4. E Mail : jagen@ramaniyam .com

PROJECT CONTRACTOR.

1. Contractor Name : Self

SITE ENGINEER.

1. Engineer Name : Mr. M.Jayaraman.
2. Address : M – 183, 9th Cross Street,Thiruvallur Nagar, Thiruvanmiyur, Chennai – 600 041.
3. Mobile No : 9841569155
4. E Mail : jayaramancivil1973@gmail.com

GEO TECHNICAL ENGINEER.

1. Engineer Name : Mr. A. Amit.
2. Address : E – 2, FTH-3, VGN Minerva, VGN Nagar , Nolambur, Mugappair, Chennai – 600 095.
3. Mobile No : 9841316631
4. E Mail : geomines@gmail.com.

Scanned by CamScanner

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

Verified RealEstate™

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.