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REGULATORY RECORD

# RERA Document

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

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority  
III<sup>rd</sup> Floor (East wing)  
CMDA ,0 - Natrajan Maligai  
No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600008.



.. - 1249

Sir,

We hereby apply for the grant of registration of our project to be set up  
"Anans Block .C " (Stilt + 3 floor) Apartment at Plot No : 1C,  
Justice Veerasami Salai, Perungudi, Chennai-96. Comprised in S.NO: 177/1C of  
Perungudi Village, Sholinganallur Taluk, Chennai District . Greater Chennai  
Corporation. Approved vide BA No : BA/WDCN14/00357/2020  
Dated : 27/01/2020 & PPA No: PPA/WDCN14/07386/2019 Dated : 27/1/2020

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm  
/ societies / partnership firm / competent authority

**Name : E.Anbu**

**Father Name : Ethiraj**

**Occupation : Self employer**

**Address : # 5, Pillaiyar Kovil 5<sup>TH</sup> Street,  
Perungudi, Chennai-96**



E. Anbu

For STEPSSTONE PROMOTERS PRIVATE LTD.,

*[Signature]*

Director

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

- (a) Name : **M/s. STEPSSTONE PROMOTERS PRIVATE LIMITED,**
- (b) Address : **Corporate Office at No.1/1, Sakthi nagar 2<sup>nd</sup> Street, Choolaimedu, Chennai-600094.**
- (c) Copy of registration certificate
- (d) Main objects :

1. To carry on the business of construction of building, contract work, construction of residential and commercial complexes, all type of civil constructions, undertake work both on works contract and job work.

2. To carry on the business of interior work of units for residential and commercial complexes and also to participate in civil constructions under tender.

Name, photograph and address of chairman of the governing body / partners / directors etc.



**Mr. K. Mothish Kumar – Managing Director**  
No.1/1, Sakthi Nagar 2<sup>nd</sup> Street,  
Choolaimedu, Chennai – 600 094,  
Info@stepsstone.net,  
Ph: 98416 99031 , 044 – 4354 0080



**Mr. A. S. Gopinath – Director**  
No.1/1, Sakthi Nagar 2<sup>nd</sup> Street,  
Choolaimedu, Chennai – 600 094,  
director@stepsstone.net  
Ph: 98416 99024

(iii) PAN No: **AAQCS0133B**

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For STEPSSTONE PROMOTERS PRIVATE LTD.,

*[Signature]*  
Director

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- (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

**Project Account No : 777705000772**

**Bank Name: ICICI BANK, Porur Branch**

- (v) Details of project land held by the "Anans Block.C " (Stilt + 3 floor) Apartment at Plot No : 1C, Justice Veerasami Salai, Perungudi, Chennai-96. Comprised in S.NO: 177/1C of Perungudi Village, Sholinganallur Taluk, Chennai District . Greater Chennai Corporation.

Approved vide BA No : B/WDCN14/00357/2020 Dated : 23/01/2020 & PPA No: PPA/WDCN14/07386/2019 Dated : 23/1/2020

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project approved by Greater Chennai Corporation.

Approved vide BA No : B/WDCN14/00357/2020 Dated : 23/01/2020 & PA No: PPA/WDCN14/07386/2019 Dated : 23/1/2020

- (vii) Details of Project Land Extent of **464.49 Sq.Mtr.**

- (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.

| Number | Location         | Project Name   | No. of Flats | Status    |
|--------|------------------|----------------|--------------|-----------|
| 1      | Perumbakkam      | Akshara's      | 90           | Completed |
| 2      | Guduvanchery     | Mahathe's      | 40           | Completed |
| 3      | Kattupakkam      | Vatsa          | 184          | Completed |
| 4      | Saligramam       | Ranjan         | 12           | Completed |
| 5      | Kaspapuram       | Krita          | 146          | Completed |
| 6      | Tambaram West    | Venkata        | 18           | Completed |
| 7      | Choolaimedu      | Saidharaa      | 6            | Completed |
| 8      | Nungambakkam     | Sri Dattatreya | 4            | Completed |
| 9      | Varadharajapuram | Krishu II      | 58           | Completed |
| 10     | Varadharajapuram | Harinivas      | 12           | Completed |
| 11     | Perungalathur    | Ethiraj        | 74           | Completed |
| 12     | Tambaram         | Artithaa       | 76           | Completed |

|    |                  |           |    |           |
|----|------------------|-----------|----|-----------|
| 13 | Perumbakkam      | Atchuta   | 96 | Completed |
| 14 | Varadharajapuram | Krishu    | 44 | Completed |
| 15 | Sholinganallur   | Meenaa's  | 5  | Completed |
| 16 | Perumbakkam      | Srikara's | 8  | Completed |
| 17 | Alwarthirunagar  | Hrish's   | 5  | Completed |
| 18 | Tambaram East-I  | Vaibhav's | 24 | Completed |
| 19 | Ambattur         | Vengada's | 10 | Completed |
| 20 | Mannivakkam      | Raghava   | 28 | Completed |

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

(ix) Registration fee by way of a **NEFT A/C NO : 6543057988 WITH INDIAN BANK IFSC CODE IDIB0001010, VIDE REFERENCE NO:41201059669778 dated 10.02.20 for an amount of Rs.18,584/- (Eighteen Thousand Five Hundred Eighty Four only)** calculated as per sub-rule (3) of rule 3;

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

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;
- (iv) the details of encumbrances on the land on which development is proposed including any
- (v) rights, title, interest or name of any party in or over such land along with details

For STEPSSTONE PROMOTERS PRIVATE LTD.,

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*[Signature]*  
Director

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- (vi) 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;
  - (vii) 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;
  - (viii) 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;
  - (ix) 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;
  - (x) 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;
  - (xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
  - (xii) 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;
  - (xiii) the number and areas of covered parking available in the project

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*[Signature]*  
Director

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- (xiv) the number of open parking areas available in the project;
  - (xv) Details of Undivided Shares pertaining to the project;
  - (xvi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
  - (xvii) 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;
  - (xviii) a declaration in FORM 'B'.

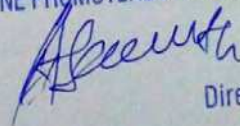
I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

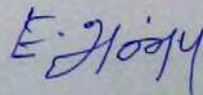
Dated:

Place: Chennai

Yours faithfully  
Signature and seal of the applicant

For STEPSSTONE PROMOTERS PRIVATE LTD.,

  
Director



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

