

RE

REGULATORY RECORD

RERA Document

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245

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority (TNRERA)
III Floor (East Wing)
CMDA, Thalamuthu-Natarajan Maaligai
No.1.Gandhi Irwin Road
Egmore
Chennai – 600008

Dear Sirs,

We hereby apply for the grant of registration of our project to be set up at Survey No.26, O.S.No. 29, R.S. No. 271/2 of Egmore Village, bearing Door No. 39 & 40 Vaidyanathan Street, Shenoy Nagar, Aminjikarai, Chennai 600 030,

1. The requisite particulars are as under:-

1. **RAJATHEE PROMOTERS**

- (i) Status of the applicant, : ~~individual / company / proprietorship firm / societies / partnership firm / competent authority~~;
- (ii) In case of Firm ~~/ societies / trust / companies / limited liability partnership / competent authority~~—
- (a) Name : Rajathee Promoters
- (b) Address : No. 14 & 16 Chandrabagh Avenue 1st Street, Mylapore,
Chennai 600 004
- (c) Copy of registration certificate: Un-Registered Partnership. Copy of the Partnership Deed and Form "E" by the Registrar of Firms, Chennai Central attached.
- (d) Main objects : Main objects of the partnership is to do civil construction – new or any development over the existing ones

For VARDHAMAN CONSTRUCTION
AND INVESTMENTS

Partner / Agents

For *Rajathee Promoters*

Partner

J. Jayash

Partner

P.R.

(c) Name, photograph and address of chairman of the governing body / Partners / directors

Partners :

1. V. Babu
50/ 2 Guruvappa Street
Chintadripet
Chennai 600 002
PAN : AAHPB7543A
2. J. Jayasri
92-A Vanniar Street
Choolaimedu
Chennai 600 094
PAN : AJAPJ3635K



(iii) PAN No. of the Firm : AAHFR9335A

2. VARDHAMAN CONSTRUCTION & INVESTMENTS

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

(ii) In case of Firm / societies / trust / companies / limited liability partnership / competent authority—

(a) Name : Vardhaman Construction & Investments

(b) Address : No. 29 G.N. Chetty Road, T.Nagar Chennai 600 017

(c) Copy of registration certificate: Un-Registered Partnership. Copy of the Partnership Deed and Form "E" by the Registrar of Firms, Chennai Central attached.

(d) Main objects : Financing business

(e) Name, photograph and address of chairman of the governing body / Partners / directors

Partners :

1. T. Mahesh Kumar Bhandari
29 G.N. Chetty Road
Chetpet
Chennai 600 030
PAN : AACPB2411L



(iii) PAN No. of the Firm : AAEFV3060B

For VARDHAMAN CONSTRUCTION
AND INVESTMENTS

Partner / Agents

For *Rajathree Promoters*

Partner

J. Jayasri

Partner

3. P.R. CHENGUTTUVAN

- (a) Name : P.R. Chenguttuvan
(b) Address : 2-A Bala Padmam Apartments, 11th Avenue,
Harrington Road, Chetpet, Chennai 600 030
(c) Copy of registration certificate: INDIVIDUAL – Owner of the Land
(d) Main objects : NIL
(e) Name, photograph and address :
P.R. CHENGUTTUVAN
2-A Bala Padmam Apartments
11th Avenue, Harrington Road,
Chetpet, Chennai 600 030



PAN : ADJPC7410Q

- (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:

State Bank of India
SME ANNA SALAI
556 Jeevan Anand
Anna Salai
Chennai 600 018

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

All that piece and parcel of the premises admeasuring an extent of 8602 sq.ft. or thereabouts (3 Grounds and 1402 sq.ft.) comprised in O.S.No.29, R.S.No.271/2, C.C.No.907 of Egmore Village, Egmore-Nungambakkam Taluk, Chennai District bearing Old Door Nos.12,13,14 & 15, New Door No.39 & 40, Vaidyanatha Mudali Street, Aminjikarai, Chennai-600 030, bounded on the :

- North by : Vythianatha Naicker's Land and Kailasanathar Temple and R.S.No.277
South by : Vythianatha Mudali Street and R.S.No.281/2
East by : R.S.No.28 & 29 and Kailasanathar Temple House sites and R.S.No.274/1, 274/2, 275 and 272/1
West by : Survey No.26 and R.S.No.271/1

For VARDHAMAN CONSTRUCTION
AND INVESTMENTS

Partner / Agents

For *Rajathee Promoters*

Partner

J. Jayasuri
Partner

5

Measuring

East to West on the North by	:	27 feet,
East to West on the South by	:	37 feet,
North to South on the East by	:	217 feet,
North to South on the West by	:	220 feet,

The above property situates within the limits of registration District of North Chennai and the registration Sub-District of Periamet. The above properties also situates within the limits of Corporation of Chennai.

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

- (1) Building Permission of the Greater Chennai Corporation, Town Planning Section, Central Region vide Building Plan No. BA/WDCN08/00254/2019 dated 10/01/2019 and Plan Submission No. PPA/WDCN08/07937/2018 dated 10/01/2019

(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.

1. Project at New No. 8, Plot No.47, II Cross Street, Seethammal Colony, Alwarpet, Chennai 600 018
Project Span as per the CMDA Permit No. 8860 dated 19-11-2014 vide File No. B2/7087/2014 – November 2014 to November 2017
Construction started in April 2015 and Handed over in June 2016

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self 3;

(ix) Registration fee by way of a demand draft dated 04/12/2019 drawn on State Bank of India, Chintadripet Branch, Chennai 600 002, bearing no. 505162 for an amount of Rs.17,321 /- (Rupees Seventeen thousand three hundred twenty one only) calculated as per sub-rule (3) of rule 3;

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

For Rajathree Promoters

V. Mohan
Partner

J. Jayasri
Partner

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;
 - a) Parent documents of the land till the current owner - Enclosed
 - b) Copy of Joint Venture Agreement signed develop the land into residential apartments - 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;

Encumbrance Certificate from the year 1983 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 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 Venture Agreement signed by the owner and promoter enclosed.

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;

Copy of the approved plan enclosed

- (vi) 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

For *Rajathree Promoters*

V. B. Joshi
Partner

J. Jayashri
Partner

(vii) 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;

1. Plan to install Solar water system (details available in the approved plan)
2. Metro Water Sump
3. Overhead Tank
4. Three phase current for individual flat
5. One common three phase current for motor and other common lights
6. Motor room and security room in the stilt area

(viii) 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;

Topography plan attached.

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

Attached

For *Rajathree Promoters*

V. B. S.
Partner

J. Jayasri
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.

