

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at **“RMS PRANAV” Plot No. 1067, 10th main road, Ram Nagar, South Madipakkam, Saidapet Taluk Chennai District, Tamilnadu.**

1. The requisite particulars are as under:-

- | | |
|--|--|
| (i) Status of the applicant | : Company |
| (a) Company Name | : M/s. RMS Infrastructure Private Limited |
| (b) Address | : M.S. Office, No.45/2, College Road,
Nungambakkam, Chennai – 600 006. |
| (c) Copy of registration certificate | : Enclosed |
| (d) Main objects | : Promotion, Development and
Construction of residential buildings
and Commercial buildings. |
| (e) Name, photograph and address
Of Directors | : Enclosed |
| (ii) Company PAN No | : AADCR 7752 C |
| (iii) 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 | : Tamilnad Mercantile Bank Ltd
No.80-93, 1 st Floor, Palace Regency,
Purasaiwalkam High Road,
Chennai – 600 010.
Account Number – 165150050800931
IFSC Code - TMBL0000165. |

For RMS Infrastructure Pvt. Ltd.
Managing Director

- (iv) Details of project land held
by the applicant

: **RMS PRANAV**

Extent : 2,640 Sq.ft / 245.35 Sq.m

Extent : 2,160 Sq.ft / 200.74 Sq.m

Plot No. 1067, 10th Main Road,

Ram Nagar South, Madipakkam,

Chennai – 600 091.

- (v) Details of Approval obtained from
Various Competent Authorities for
commencing the Project

: **Enclosed**

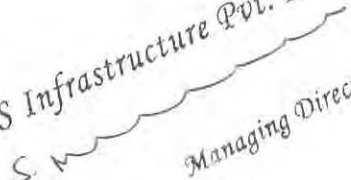
- (vi) Brief details of the projects launched
by the promoter in the last five years,
whether already completed or being
developed, as the case may be,
including the current status of the
said projects, any delay in its completion,
details of cases pending, details of type
of land and payments pending etc.

: **Enclosed**

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

: **Self Development**

- (viii) Registration fee by way of a demand draft dated **04.03.2020** drawn on **Tamilnad Mercantile Bank Ltd** bearing no. **239670** for an amount of **Rs. 17,387/-** calculated as per sub-rule (3) of rule 3.

For RMS Infrastructure Pvt. Ltd.
S. 
Managing Director

2. We enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter : **AADCR 7752 C**
- (ii) Audited balance sheet of the promoter 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; **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 : **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 : **Not Applicable** ✓
- (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 land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project : **Enclosed**

For RMS Infrastructure Pvt. Ltd.
S. N. Managing Director

For
RMS Infrastructure Pvt. Ltd.

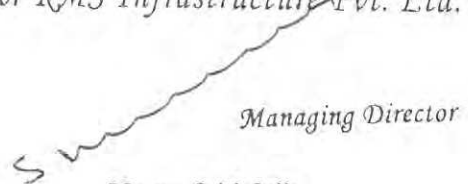
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Enclosed**
- (x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately : **Enclosed**
- (xi) The number and areas of covered parking available in the project : **8 Nos**
- (xii) The number of open parking areas available in the project : **Nil**
- (xiii) Details of Undivided Shares Pertaining to the project : **445.82 Sq.m**
- (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, HAVC 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'.

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

Dated : 05.03.2020

Place : Chennai

For RMS Infrastructure Pvt. Ltd.



Managing Director

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

LIST OF DIRECTORS

1. Managing Director

a) Name

: Mr. Murugappan Sethuraman
Managing Director

b) Address

: No.15, Poes Garden, Chennai – 600 086.

c) Photograph

:



2. Director

a) Name

: Mrs. Preetha Murugappan
Director

b) Address

: No.5/56, Villa A, Blue Beach Road,
Neelankarai, Chennai – 600 041.

c) Photograph

:



3. Director

a) Name

: Mr. Vinu Thomas Vergis
Director

b) Address

: No.3F, Samudhra Apts, No.44 KK Road,
Valmiki Nagar, Thiruvannamiyur, Chennai-600041.

c) Photograph

:



For RMS Infrastructure Pvt. Ltd.

S-Y Managing Director

4. Director

a) Name

: Mr. Varadan Mukundan
Director

b) Address

: No.329/B, 1st Main Road,
Natesa Nagar, Virugambakkam
Chennai – 600 092.

c) Photograph

*For RMS Infrastructure Pvt. Ltd.**S. V.*
Managing Director

LIST OF CONTRACTORS

➤ Civil Contractor

- a) Name : Mr.Periyaswamy
(M/s. Kalaivani Construction)
- b) Address : Old.No.2/405, New No.6/437,
Siddhartha Nagar 2nd Street,
Nanmangalam, Chennai – 600 129.
- c) Phone number : 80562 96467, 74498 50099
- d) Email-ID : kalaivanicivilcontractor@gmail.com

➤ Architect

- a) Name : Mr. R. Srinivasan,
(M/s. Spacescape Architect)
- b) COA Registration No : CA/2007/40772
- c) CMDA Registration No : RA/Gr.1/19/04/186
- d) Address : No.15, Palur Kanniyappan Street,
Mylapore, Chennai - 600 004.
- e) Phone number : 044-43518045, 43518046.
- f) Email-ID : projects@spacescape.in

➤ Structural Engineer

- a) Name : Mr. Somadev Nagesh
- b) Registration No : RSE200502019
- c) Address : New 15, 3rd cross street,
Karpagam Gardens, Adyar,
Chennai – 600 020.
- d) Phone number : 044-24463166, 43504060, 24464410
- e) Email-ID : nagesh.somadev@gmail.com.

➤ Site Engineer

- a) Name : P.Vigneshwaran
- b) Registration No : CE/19/03/079
- c) Address : No.295/5, Bharathi Street,
Sathananthapuram, Chennai – 600 063.
- d) Phone number : 95001 83962.
- e) Email-ID : vignesh.vicky151091@gmail.com.

For RMS Infrastructure Pvt. Ltd.

S.
Managing 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.

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.

