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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT



To

2176

Tamil Nadu Real Estate Regulatory Authority

No: 1-A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008

Sir,

I hereby apply for the grant of registration of my project to be set up at

New No: 29, Old No: 13, Sabapathy Street, Perambur, Chennai – 11. Tehsil: Perambur, District: Chennai, State: Tamil Nadu.

1. The requisite particulars are as under:-

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

(ii) Company:

(a) Name : M/s HPK STAR REALTORS PVT LTD

(b) Address : No:20, B-2, East Main Road, Gopal Colony, Chennai-82

(c) Copy of registration certificate : Attested

(d) Main objects : Residential Building Construction.

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

Name : K B MOHAMMED SUHAIL

Mobile : +91 97898 43562

Mail ID : suhailmohammed325@gmail.com

Address: No: 10, 1st Cross Street, Gopal Colony, Perambur, Chennai – 82

(iii) PAN No. **AACCH5401K**

For HPK Star Realtors Pvt. Ltd.

Authorised Signatory

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained Federal Bank, No: 39, SRP Koil Street, TVK Nagar, Permbur, Chennai - 82

(v) Details of project land held by the applicant : Survey No: **27/2, 100/2D**, Total Land Extend **315 Sq m** (3388 Sq Ft) as per Doc, South: **T S No: 27/1**, North: **T S No: 26,25**, East **T S No: 28**, West: **Sabapathy Street**.

(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,

S No	Site Address	Projects Details	Currect Status Of Project	Case Pending	Payment Pending
1	Plot No: 21, V N G Road, Madhavaram, Chennai - 51	HPK STAR "VEMBS" Residential Building 28 Units	Completed	- NIL -	- NIL -
2	Plot No: 23, V N G Road, Madhavaram, Chennai - 51	HPK STAR "PALM" Residential Building 17 Units	Completed	- NIL -	- NIL -

(vii) Agency to take up external development works Self Development;

(viii) Registration fee by way of a demand draft dated **09.01.2020** drawn on Indian Bank DD No. **586708** for an amount of **Rs. 12,032/-** (Rupees Twelve Thousand Thirty Two 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 and income tax returns of the promoter for three preceding financial years;

(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 rights, title, interest or name of any party in or over such land along with details;

For HPK Star Realtors Pvt. Ltd.

Authorised Signatory

(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;

(vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

(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;

(viii) 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, emergency evacuation services, use of renewable energy;

(ix) 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;

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

(xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

(xii) the number and areas of garage for sale in the project;

(xiii) the number of open parking areas available in the real estate project;

(xiv) the names and addresses of his real estate agents, if any, for the proposed project;

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

(xvi) a declaration in FORM 'B'.

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

For HPK Star Realtors Pvt. Ltd.

Authorised Signatory

For HPK Star Realtors Pvt. Ltd.

Authorised Signatory

Dated: 12.03.2020

Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)

S No	Details	Contractors Details	Architect / LS	Structural Engineer	
1	Name	A. Thiagarajan	V. Sugumar	G. Karthikeyan	
2	Firm Name		I&S Studio	G K Structurals	
3	Registraion Details		RA/Gr.I/19/04/189	SE/GR-I/19/04/089	
4	Mobile	9566286374	9840025728	9444046245	
5	Mail ID	kutticontracter@gmail.com	insstudio01@yahoo.com	gkstructural@gmail.com	

For HPK Star Realtors Pvt. Ltd.

Authorised Signatory

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

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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.