

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 – 600008.

9626242930

Sakthi

Sir,

We hereby apply for the grant of registration of my/our project to be set up at
Survey No. : 126/4, 124/3, 125/2, 125/4, 125/3, 126/2, 126/3, 122/2 &
123/1C2, Neyveli Village, Thiruvallur Taluk, Thiruvallur District, Tamilnadu
State

The requisite particulars are as under:-

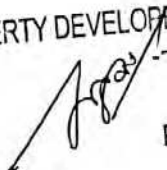
1. Status of the applicant : Limited Liability Partnership
 - (a) Name : CLAPS PROPERTY DEVELOPERS LLP
 - (b) Address : New No. 301, Old No. H-50/5, Harmony
Emerald, South Avenue, Kamaraj Nagar, Thiruvanmiyur, Chennai
600041
 - (c) Copy of registration certificate : Enclosed (AAM-1557)
 - (d) Main objects : Community Living Association for Parents of Special
Citizens
 - (e) Partner 1:

Name	Gurumurthy G
Photograph	 For CLAPS PROPERTY DEVELOPERS
Pan Card	ACDPG8991M
Address	TC Block-2, Jain Sasvat Apartments, First Cross Street, Andal Nagar, Adambakkam, Chennai 600088

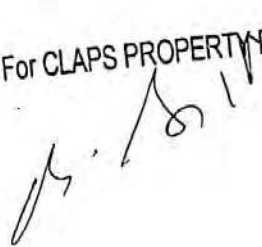
For CLAPS PROPERTY DEVELOPERS
PARTNER

For CLAPS PROPERTY DEVELOPERS LLP
PARTNER

(f) Partner 2:

Name	Elangovan T N
Photograph	 For CLAPS PROPERTY DEVELOPERS LLP  PARTNER
Pan Card	AAAPE3307Q
Address	New No. 301, Old No. H-50/5, Harmony Emerald, South Avenue, Kamaraj Nagar, Thiruvannmiyur, Chennai 600041

(g) Partner 3:

Name	Sanjay Rao
Photograph	 For CLAPS PROPERTY DEVELOPERS LLP  PARTNER
Pan Card	AHYP51124Q
Address	G1, Arunachalam, No. 8, Dasarathapuram 8 th Street, Saligramam, Chennai 600093

(iii) PAN No.AANFC2949R

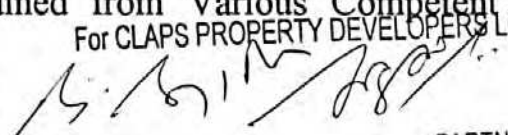
(iv) Name of the Bank : State Bank of India

Address of the Bank : Guindy, 68, G.S.T Road, Industrial Estate, Guindy, Chennai 600032

(v) Details of project land held by the applicant : FSI Area 9790.12 Sq.m-
Document Enclosed

(vi) Details of Approval obtained from Various Competent

For CLAPS PROPERTY DEVELOPERS LLP

PARTNER

PARTNER

- 3 -
- Authorities for commencing the Project : **Document Enclosed**
- (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. - **Document Enclosed**
- (viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development - **Self Development**
- (ix) Registration fee by way of a NEFT, UTR Reference No. **SBIN519347904586** for an amount of 1,95,808.40 /- (One Lakh Ninety Five thousand Eight Hundred Eight Rupees and Forty Paise only) calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish : NIL

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

- (i) Authenticated copy of the PAN card of the promoter- **Document Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year- **Document 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- **Document 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- **Document 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- **Document Enclosed**

(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,
For CLAPS PROPERTY DEVELOPERS LLP For CLAPS PROPERTY DEVELOPERS LLP

 PARTNER  PARTNER

partial completion certificate for each of such phases-
Document 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- **Document 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- **Document 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- **Document Enclosed**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees- **Document 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- **Document Enclosed**
- (xi) the number and areas of covered parking available in the project- **Document Enclosed**
- (xii) the number of open parking areas available in the project- **Document Enclosed**
- (xiii) Details of Undivided Shares pertaining to the project- **Document Enclosed**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project- **Document Enclosed**
- (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; - **Document Enclosed**
- (xvi) a declaration in FORM 'B'- **Document Enclosed**

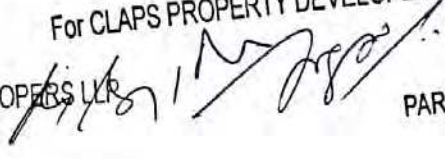
For CLAPS PROPERTY DEVELOPERS LLP


PARTNER

For CLAPS PROPERTY DEVELOPERS LLP

PARTNER

For CLAPS PROPERTY DEVELOPERS LLP


PARTNER

- 9 -
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 26-12-2019

Place : Chennai

Yours faithfully,

For CLAPS PROPERTY DEVELOPERS LLP
Signature and seal of the applicant(s)
PARTNER

For CLAPS PROPERTY DEVELOPERS LLP
Signature
PARTNER

For CLAPS PROPERTY DEVELOPERS LLP
Signature
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.

