

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  
Chennai

425

Sir,

We hereby apply for the grant of registration of our project to be set up at TNHB Block No.186, New No. 350, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S.No.227/4(part), T.S. No.126/6, Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, Tamil Nadu.

I. The requisite particulars are as under:-

II. Status of the applicant : INDIVIDUAL

|                                                                                                 |                                                                                                                                                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Name<br>Husband's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN | <b>Mrs. B. VIJAYALAKSHMI,</b><br>A. Balasubramaniam,<br>Home Maker<br>Flat No. 186/1, New No.350/1,<br>4th Avenue, Anna Nagar,<br>Chennai – 600 040;<br>9444234088<br>sukusri@singnet.com.sg<br>N.A.                 |  |
| Name<br>Husband's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN | <b>Mrs. LATHARANI</b><br><b>BALASUBRAMANIAM,</b><br>Mr. Sivasankar,<br>Home Maker<br>Flat No. 186/1, New No.350/1,<br>4th Avenue, Anna Nagar,<br>Chennai – 600 040;<br>60193812292<br>sukusri@singnet.com.sg<br>N.A. |  |

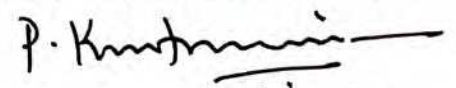
For PUSHKAR PROPERTIES PVT. LTD.

*P. Kumar*

Director

|                                                                                                          |                                                                                                                                                                                                                                                                                     |                                                                                       |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Name<br>Husband's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN          | Mrs. <b>SRIPRIYA BALASUBRAMANIAM</b><br>W/o. Mr. Sukumar,<br>Service<br>Flat No. 186/1, New No.350/1,<br>4th Avenue, Anna Nagar,<br>Chennai – 600 040;<br>60193812292<br><a href="mailto:sukusri@singnet.com.sg">sukusri@singnet.com.sg</a><br>CDVPS7546H                           |    |
| Name<br>Father's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN           | Mrs. <b>HEMAVATHY SUKUMAR</b> ,<br>wife of late Dr. V. S. Sukumar, ,<br>Retired<br>Flat No. 186/2, New No.350/2,<br>Nalantha flats, 4th Avenue, Anna<br>Nagar, Chennai – 600 040;<br>9940029918<br><a href="mailto:drnandhuguna@gmail.com">drnandhuguna@gmail.com</a><br>AAAPH9989B |    |
| Name<br>Father's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN           | Mr. <b>S. MOHAN</b> ,<br>V. V. Sivalingam,<br>Retired<br>No. 883/5, 1st Floor,<br>Dr. Ramasamy Salai,<br>K.K. Nagar, Chennai – 600 078;<br>9444298923<br><a href="mailto:sivmohan@rediffmail.com">sivmohan@rediffmail.com</a><br>ABEPV9652N                                         |   |
| Name<br>Father's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN           | Mr. <b>K. VENKATESAN</b> ,<br>P. V. Krishnan,<br>Retired<br>Flat No.186/4, New No.350/4,<br>4th Avenue, Anna Nagar,<br>Chennai – 600 040;<br>9444488296<br><a href="mailto:vengudu59@gmail.com">vengudu59@gmail.com</a><br>ADUPM9399K                                               |  |
| Name<br>Father's/Husband's Name<br>Occupation<br>Permanent address<br><br>Contact No.<br>Email ID<br>PAN | Mr. <b>KULTAR SINGH ANAND</b><br>Captain Late H. S. Anand,<br>Business<br>Flat No. 186/6, New No.350/6,<br>4th Avenue, Anna Nagar,<br>Chennai – 600 040;<br>8056172194<br><a href="mailto:indermohansingh111@gmail.com">indermohansingh111@gmail.com</a><br>AAGPA8071M              |  |

For PUSHKAR PROPERTIES PVT. LTD.



Director

II. Status of the applicant : Private Limited Company

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Name                             | <input checked="" type="checkbox"/> PUSHKAR PROPERTIES (P) LTD                                                                                                                                                                                                                                                                                                                                               |
| (b) Address                          | Flat No. 1 -A, Pushkar's K.V. Residency, Old No. 3, New No. 51, F-Block,<br>2nd Main Road, Anna Nagar East,<br>Chennai - 600 102.<br>Tel: 044 43410800<br><a href="mailto:gomathi@pushkarproperties.in">gomathi@pushkarproperties.in</a>                                                                                                                                                                     |
| (c) Copy of registration certificate | U70101TN2003PTC050242                                                                                                                                                                                                                                                                                                                                                                                        |
| (d) Main objects:                    | <p>To Purchase, acquire, take on lease, develop and sell land and buildings and to act as real estate agents</p> <p>To carry on the business of promoters of land development and housing schemes.</p> <p>To carry on the business of Developers, Builders and Contractors of residential buildings and apartments, commercial complexes, public utility buildings, industrial buildings and structures.</p> |

(e) Name, Address & Photograph of the Directors:

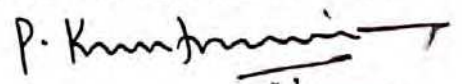
| Sl. No. | Name & Address                                                                                                                                                                                                                                                                 | Photograph                                                                           |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1.      | Pushkar Properties P Ltd<br><b>P. KRUTHIVAS - Director</b><br>No.28, New No.10,<br>"R" Block, Annanagar,<br>Chennai- 600 040.<br>Mob: 9884002373<br><a href="mailto:vas@pushkarproperties.in">vas@pushkarproperties.in</a><br><b>PAN No. AAOPK5158K</b><br>Audit Report - N.A. |  |
| 2.      | Pushkar Properties P Ltd<br><b>K. SANGEETHA - Director</b><br>No.28, New No.10,<br>"R" Block, Annanagar,<br>Chennai - 600 040.<br>Mob:9884379997<br><a href="mailto:papni_81@yahoo.com">papni_81@yahoo.com</a><br><b>PAN No. ADNPV5770G</b><br>Audit Report - N.A.             |  |

For PUSHKAR PROPERTIES PVT. LTD.

*P. Kruthivas*  
Director

|                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I. PAN No. of the Company                                                                                                                                                                                                                                                                                       | AACCP8432A                                                                                                                                                                                                                                                                              |
| II. 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                                                                                                                                                                                     | Canara Bank,<br>Habibullah Road Branch,<br>T. Nagar, Chennai.<br>A/c No.128320100                                                                                                                                                                                                       |
| II. Details of the project land held by the applicant                                                                                                                                                                                                                                                           | Residential apartments of Stilt plus Four Floor with 8 dwelling units at Block No.186, New No. 350, 4th Avenue, Santhi Colony, Annanagar West, Chennai - 600 040, comprised in O.S.No.227/4(part) T.S.No.126/6), Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District. |
| IV. Details of Approval obtained from Various Competent Authorities for commencing the Project:<br>CMDA PLANNING PERMIT NO:<br>BUILDING PERMIT NO:                                                                                                                                                              | - COPY ATTACHED -<br><br>B/NHRB/C/0389/2019 dated 30.10.19<br>CEBA/WDC N08/00395/2019 dated 26.12.19                                                                                                                                                                                    |
| V. 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. | - LIST ATTACHED -                                                                                                                                                                                                                                                                       |
| VI. Agency to take up external development works _____<br>Local Authority<br>(exact Authority or any agreement to the Authority) /<br>Self Development;                                                                                                                                                         | - SELF DEVELOPMENT -                                                                                                                                                                                                                                                                    |
| II. Registration fee Residential more than 60 sq.mt. Rs.20/- per sq.mt.<br>calculated as per sub-rule (3) of rule 3;                                                                                                                                                                                            | FSI- 1051.26 sq.mt. @ Rs.20/- per sq.mt.<br>Rs.21,025.20<br>Rs.22,000/-<br>VIDE NEFT CANARA BANK<br>REF.NO.                                                                                                                                                                             |

For PUSHKAR PROPERTIES PVT. LTD.

  
Director

2. I/we enclose the following documents

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| i.   | Authenticated copy of the PAN card of the promoter;                                                                                                                                                                                                                                                                                                                                                                                                 | - Attached - |
| ii.  | Audited Balance sheet of the promoter for the preceding financial year                                                                                                                                                                                                                                                                                                                                                                              | - Attached - |
| 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;                                                                                                                                                                                                       | - Attached - |
| 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;                                                                                                                                                                                                                                                                        | - Attached - |
| 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; |              |
|      | 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;                                                                              | - Attached - |
| 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;                                                                                                                                                                                                                                                                                   | - N.A. -     |
| 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;                                                                                                                                                                   | - Attached - |

For PUSHKAR PROPERTIES PVT. LTD.

P. K. Joshi —→  
Director

Director

|       |                                                                                                                                                                                                                                                                                                                                            |              |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 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;<br>(Google Image with site location) with GPS Coordinates                                                                                   | - Attached - |
| ix.   | Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;                                                                                                                                                                                                                    | - Attached - |
| 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;                                                                                                                      | - Attached - |
| xi.   | the number and areas of covered parking available in the project;                                                                                                                                                                                                                                                                          |              |
| xii.  | the number of open parking areas available in the project;                                                                                                                                                                                                                                                                                 |              |
| xiii. | Details of Undivided Shares pertaining to the project                                                                                                                                                                                                                                                                                      |              |
| xiv.  | the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;                                                                                                                                                                                                           | - N.A. -     |
| 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; | - Attached - |
| xvi.  | A declaration in FORM 'B'.                                                                                                                                                                                                                                                                                                                 | - Attached - |

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

Place: Chennai

Date: 13.01.2020

Yours faithfully,

For PUSHKAR PROPERTIES PVT. LTD.

*P. K. Sundar*

Director

*B. Vijayalakshmi*

*Latha Rani*

*B. Surya*

*Kama*

*ATB*

*K.S. Anand*

*K.S. Anand*

## **V. PROJECT DETAILS**

**Name of the Project** : **PUSHKAR NALANTHA**

**Address** : **TNHB Block No.186, New No. 350,  
4th Avenue, Santhi Colony,  
Annanagar West, Chennai - 600 040.**

**Survey No.** : **O.S.No.227/4(part), T.S. No.126/6,  
Block No.21**

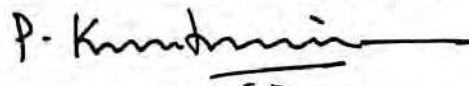
**Village & Taluk** : **KOYAMBEDU Village  
AMINJIKARAI Taluk  
Chennai District**

**USAGE** : **RESIDENTIAL APARTMENTS**

**Land extent in sq.mt.** : **530 sq.mt. (AS PER PATTA)**

**Total FSI Area** : **1051.26 sq.mt.**

For PUSHKAR PROPERTIES PVT. 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.

