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RE REGULATORY RECORD

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Vedagiri.k
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FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
03 JAN 2020
TNRERA
CHENNAI

26

To
The Real Estate Regulatory Authority
1st Floor,No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Plot no:6, Ramappa Nagar 2nd Cross Street, Perungudi ,Chennail-600 096,Comprised in T.S.NO: 56/12 of Perungudi Village, Sholinganallur Taluk , Kanchipuram District , Tamil Nadu State**

1. The requisite particulars are asunder:-

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

(ii) In case of firm

a) Name of the Firm : M/S Sri Kirthika Builders Pvt Ltf.,
b) Address : No. 7, KondiChetty Street,Parrys High court opposite, Chennai – 600 001.
c) Contact Number : 9600798888
d) Email Id :chennai@kirthika.in
e) Registration Certificate : Enclosed
f) Main Objective of the Company : A short term objective

For SRI KIRTHIKA BUILDERS (P) LTD.

ector

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g) Name & Designation of Directors :

i. Mr. P.Rajeswaran

98400 72460
chennai@kirthika.in

Managing Director

ii. Mrs. R.Yesothai

98946 05211
chennai@kirthika.in

Director

iii. Mr.R.Shivakumar

98946 05266
chennai@kirthika.in

iv Mr.Mithish Kumar

96007 98888
Chennai@kirthika.in

Director

(iii) PAN No :AAOCS9316C;

For SRI KIRTHIKA BUILDERS (P) LTD.

Director

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1. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter : -YES-

(ii) Audited balance sheet of the promoter for :-YES-

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 :-YES-

(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 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;

"PROCEEDINGS ORDER, PLANNING PERMIT AND APPROVED PLAN 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;

CMDA ,CHENNAI – 600008.

(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 :-YES-

(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

"Plot no:6, Ramappa Nagar 2nd Cross Street, Perungudi ,Chennail-600 096,Comprised in T.S.NO: 56/12 of Perungudi Village, Sholinganallur Taluk , Kanchipuram District , Tamil Nadu State"

Latitude is 13°36'11.86 E , Longitude is 79°27'58.57N

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

For SRI KIRTHIKA BUILDERS PVT LTD.

Director

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(iv) Name and address of the bank or banker with which account in terms of section4 (2)(l)(D) of the Act will be maintained : M/s. Indian Bank, Thambu Chetty St, Parry's Corner, George Town, Chennai Tamil Nadu 600001

(v) Details of project land held by the Applicant : Plot no:6, Ramappa Nagar 2nd Cross Street, Comprised in T.S.NO: 56/12. ,Chennail-600 096

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

a) Copy of planning permission approval letter :Enclosed
b) Copy of Planning Permit :Enclosed
c) Copy of one set of Approved Plans with Local Body seal :Enclosed
d) Copy of Building Permit/Approval letter from village Panchayat :Enclosed
e) Copy of Environment Clearance :Not applicable

(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.

SL.NO	Project Name	Project Address	Status	Completion date	Payment pending
1	Aavaas	Plot No:C-111, old no:12 , new no:25, 6th Main road , Nanganallur, Chennai – 600 061.	Completed	16.03.2017	NO
2	Vaanavil	No:17, 18, 19, Sowdeswari Nagar , 1st main road , Okkiyum , thoripakkam, Chennai – 600 069.	Completed	10.10.2017	NO

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)
"Self Development"

(ix) Registration fee by way of a demand draft dated.....drawn on.... Bearing no for an amountofRs.42260 (Rupees Forty two thousand two hundred sixty Only) calculated as per sub-rule (3) of rule3;

"Rs.42260 Paid By RTGS Dated.23/12/19" Reference UTR No: KARBN19357538046

(x) Any other information the applicant may like to furnish **: -NO-**

For SRI KIRTHIKA BUILDERS (P) LTD.

Director

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(ii) Audited balance sheet of the promoter for :-YES-

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 :-YES-

(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 Enclosed "

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"PROCEEDINGS ORDER, PLANNING PERMIT AND APPROVED PLAN 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;

CMDA ,CHENNAI – 600008.

(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 :-YES-

(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

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

For SRI KIRTHIKA BUILDERS (P) LTD.

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(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 **:ENCLOSED**

(xii) the number of open parking areas available in the project **:ENCLOSED**

(xiii) Details of Undivided Shares pertaining to the project **:ENCLOSED**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposedproject **:-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;

Structural Consultant : Mr. Kannan
Door 21, Plot No. 257-W
Flat No. 2B, "Utopia Apartments",2nd Floor, 4th Main Road, Indira Nagar,Chennai – 600020
Mobile:9841249815
Email id:kannankds2007@gmail.com

Architect's : Mrs. Reena nishanthiLydia.P
No:31/14, cenotaph road,
1st street, Alwarpet, Chennai– 18

Geo tech engineer : Mr.Gurajasrinivasarao
M/S MARS SYNERGY GEOTECH Pvt Ltd
Plot #:206, 3rd Link Street, Nehru Nagar,Kottivakkam,OMR, (Kandanchavadi), Chennai-600 041.
Contact No:044-24543144, 044-48563144
Mail id:info@msgeotech.com, projects@msgeotech.com

Site Engineer : Mr.AronRajkumar
No:7/345, Mogappair west,
Mogappair ,Tiruvallur,
Tamil nadu– 600037
Mobile No:9962717734
Email id:saronrajkumar1979@yahoo.com

For SRI KIRTHIKA BUILDERS (P) LTD.

Director

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(xvi) : a declaration in FORM'B'.

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

Yours faithfully,
For SRI KIRTHIKA BUILDERS PVT LTD.

P RAJESWARAN

R YESODHAI

R SHIVAKUMAR

R YETHISHKUMAR

Signature and seal of the applicant(s)

For SRI KIRTHIKA BUILDERS (P) LTD.

Director

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PROJECT DETAILS

PROJECT NAME	:	THE BLISS
CATEGORY OF THE BUILDEING	:	RESIDENTIAL
PROJECT STATUS	:	UPCOMMING
PROJECT END DATE	:	23-12-2022
Address	:	Plot No.6, Ramappa Nagar, 2nd Cross Street, Perungudi, Chennai 600096 Comprised in S.No.56/12 (as Patta) of Perungudi Village
No of Dwelling Unit	:	15 unit
Project Discription	:	Stilt +5 Floors
Extent of the Land		
As per Patta	:	850 Sq.m
As per Document	:	850.06 Sq.m
Earlier Approved Area	:	841.72 Sq.m

For SRI KIRTHIKA BUILDERS (P) LTD.

Director

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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

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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.