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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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PADMANABAN.A.
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80121 62116.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
18 DEC 2019
TNRERA
CHENNAI

FORM 'A'

[SEE RULE 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The real estate regulatory authority ..7515

CMDA Complex, Gandhi Irvin Road

Egmore, Chennai

Sir,

I/we hereby apply for the grant of registration of our project to be set up at 4C (30), Thanjavur Main road, Old Palpannai, Near SRM Hotel, Trichy – 620 008, Tiruchirapalli Taluk, Tiruchirapalli District, TamilNadu

1. The requisite particulars are as under:-

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

(a) Name	:	Ms. C.UMA
(a) Father's Name	:	Mr . A.CHANDRASEKHARAN
(b) Occupation	:	Home maker
(c) Permanent address	:	Old No : 10 , New No : 16 Ibrahim Park Street , Tiruchirapalli – 620008
(e) Photograph	:	

ii. In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(b) Name	:	SAI PROMOTERS AND BUILDERS
(c) Address	:	Plot No. 4, Door No. 7, 1st Street Jaya Nagar, LIC colony, Trichy –620021

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(d) Copy of registration certificate : Attached

(e) Main objects : Civil construction

(f) Name , photograph and address of chairman of the governing body / partners / directors etc : Attached separate annexure






iii. Pan No. : ACUFS1049K

iv. 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
- KARUR VYSYA BANK
- KK Nagar branch
- No: 1 & 2, Mangammal salai,
- KK nagar, Trichy – 620 021

v. Details of project land held by the applicant - T.S. No: 35/2
WARD – Q, BLOCK – 3
ARIYAMANGALAM ZONE
THARANALLUR VILLAGE
TANJORE ROAD
TIRUCHIRAPALLI CITY
CORPORATION

vi. Details of approval obtained from various competent authorities for commencing the projects - 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 etc. This is our first project .

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viii. Agency to take up external development works. Local authority (exact Authority or agreement to the Authority) / self development. – Self Development

ix. Registration fee by way of a demand draft dated 29.12.2019 drawn on KARUR VYSYA BANK, TRICHY bearing no . 060878 for an amount of Rs. 1, 12,774.00 , calculated as per sub – rule (3) of rule 3.

x. 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

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

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 sanction plan and partial completion certificate for each of such phases.

vi. The sanctioned plan, layout plan and specification of the proposed project or the phase there of, and the whole project as sanctioned by the competent authority.

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vii. The plan of development works to be executed in the proposed project and the proposed facilities to be provided there of including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy.

viii. The location details of the project, with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the projects. – 10°48'51"N 78°42'28"E

ix. Performa of the allotment latter, agreement for sale, and the conveyance deed proposed to be signed with the allottee's

x. The number, type and the carpet area of the apartments for the sale in the project exclusive of the balcony, verandah, open terrace and other common areas, if any details of which have to be furnished separately – Enclosed Separately

xi. The number and areas of covered parking available in the project. – 16 Parkings

xii. The number of open parking areas available in the projects - Nil

xiii. Details of undivided shares pertaining to the projects - Enclosed Separately

xiv. The names, addresses, phone numbers email ids, and registration details of real estate agents, if any for the proposed projects - Nil

xv. The name address phone number email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and GEO technical engineers, if any other professionals or key persons, if any associated with the development of the proposed project - Enclosed Separately

xvi. A declaration in FORM "B" - Enclosed

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

Dated – 18..12.2019

Place - Trichy

For SAI PROMOTERS AND BUILDERS

T. L

Authorised Signatory

Yours faithfully,

Signature and seal of the applicant(s)

C. Uma

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SAI PROMOTERS AND BUILDERS

DETAILS OF FIRM

a)	Name of the firm	-	SAI PROMOTERS AND BUILDERS
b)	Address	-	Plot No.4, Door No. 7 First Street, Jaya Nagar LIC colony, Trichy – 620 021
c)	Contact Number	-	0431-2352116
d)	Email id	-	spbtiruchi@gmail.com
e)	Registration certificate	-	Enclosed
f)	Main objectives of the company	-	Construction of buildings

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M/S. SAI PROMOTERS AND BUILDERS

Plot No.4, Door No. 7, First Street

Jayanagar, LIC colony, Trichy – 620 021



PARTNER'S DETAILS

1 A. Padmanaban — Partner
S/o A.Arumugam
7, Pillayarkoil Street
Ayyappa nagar
Trichy -620021
Mobile No: 8220219782
Email: archpadmanaban@gmail.com



2 T. Kabireal — Partner
S/o R. Thomas
147/A, Poomatha nagar ,
Sethurapatti Village
Fathimanager (po)
Trichy - 620012
Mobile No: 9443411882
Email: sivabalanassociates@gmail.com



3 N. Bakkiyaraj — Partner
S/o S. Nagarajan
2/109, Kamarajnagar
Thogur (po)
Tanjore-613102
Mobile No: 8056612387
Email: prajan929@gmail.com



4 4. L. Srinivasan — Partner
S/o. S.L. Narasimhan
9/7, 1st main road
Padmanabha nagar
Bangalore –560070
Mobile No: 9845090321
Email : srinivasan0403@gmail.com

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21

21

SAI PROMOTERS AND BUILDERS

DETAILS OF LAND OWNER

a) Name - Ms. C. Uma,

b) Husband Name - Mr. A. Chandarasekharan ,

c) Occupation - Homemaker

d) Permanent Address - Old No.:10 , New No.: 16
Ibrahim Park Street
Tiruchirapalli -620008

e) Contact Number - 9487562626

f) Email id - tiruchiautos@gmail.com

g) Photograph -



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SAI PROMOTERS AND BUILDERS

DETAILS OF PROJECT ADDRESS

a)	Name of the Project	-	SAI ABODES
b)	T.S. No	-	35/2
c)	Ward No	-	Q
d)	Block No	-	3
e)	S.F No.	-	44/10 & 62/2
f)	Name of the Village	-	Tharanallur
g)	Corporation and zone	-	Ariyamangalam Zone Tiruchirapalli Corporation
h)	Postal address	-	No. 30, Viswas Nagar Old Palpannai, Tanjore Main Road Near Hotel Orange Tiruchirapalli – 620 008

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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

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.