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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
28 SEP 2020
TNRERA
CHENNAI-8

To

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

Sir,

We hereby apply for the grant of registration of our project to be set up at **"SENAPATHY ENCLAVE", Plot Nos.2 & 3, Door Nos.3 & 3/1, Ramasamy Street, Gopalapuram, Teynampet Rigistration Village, Mylapore Revenue Taluk, Chennai District, Tamil Nadu State.**

1) The requisite particulars are as under :-

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

(ii) In case of individual –

(a) Name	:	**Dr. Mrs. M. SANTHOSHI**
(b) Father's Name	:	**Dr. Mayilvaganan**
(c) Occupation	:	**Doctor**
(a) Permanent address	:	**Old No.3, New No.5, Ramasamy Street, Gopalapuram, Chennai – 600086.**
(d) Photograph	:	

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority - **Firm**

(b) Name	:	**RADS INFRASTRUCTURE**
(c) Address	:	**Regd off : No.31-A, First Street, Karambakkam, Porur, Chennai – 600116.**

For RADS INFRASTRUCTURE

Partner

(3)

Admin off : No.2, 3rd Cross Street, 3rd Main Road, Jaganathapuram, Velachery, Chennai – 600042.

Mobile No. : **98400 34346**

E-mail : **radsinfrastructure@gmail.com**

(d) Copy of registration certificate : **Enclosed**

(e) Main objects : **Builders and Promoters**

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

Name, photograph and address of the partners :

1. Mr. R. ALWIN RAJA,
   Flat No.4-B, "A" Block, Sai Surya Apartments, Plot Nos.488-499, 3rd Main Road, Kamakotti Nagar, Pallikaranai, Chennai – 600 100.



2. Mr. RAMSON RAMALINGAM,
   Flat No.503, DRA TUXEDO Apartments, No.176, Inner Ring Road, Velachery, Chennai – 600 042.



3. Mrs. A. SHAILA,
   Flat No.4-B, "A" Block, Sai Surya Apartments, Plot Nos.488-499, 3rd Main Road, Kamakotti Nagar, Pallikaranai, Chennai – 600 100.



4. Mrs. R. JEYARANI,
   Flat No.503, DRA TUXEDO Apartments, No.176, Inner Ring Road, Velachery, Chennai – 600 042.



For RADS INFRASTRUCTURE

Partner

(5)

(iii) PAN No. : **AALFR8580K**

(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 _____ ;

ICICI Bank Limited,
Velachery Jaganathapuram Branch,
13/5B, Jaganathapuram, 3rd Main Road,
Velachery, Chennai – 600042.
IFSC : ICIC0002780

RERA1-100% Collection Account : 278005001134
REALN-70% Retention Account : 278005001132
30% Normal Current Account : 278005001133

(v) Details of project land held by the applicant _____ ;

An extent of **6245 Sq.ft.,** facing Ramasamy Street on the Western Side, situated at **Plot No.2 & 3,** at present Door No. 3 & 3/1, **Ramasamy Street, Gopalapuram, Chennai – 600 086., Teynampet Registration Village,** Comprised in O.S.No.3417, R.S.No.84/3, present **R.S.No.84/30 and 84/33, Block No.4, Mylapore (Part – 1) Revenue Village, Mylapore Revenue Taluk, Chennai District.**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project _____ ;

Approval from Chennai Metropolitan Development Authority, bearing **Planning Permit issued by CMDA** vide **Planning Permission No. B/NHRB/117/2020** on **21.03.2020** and also obtained **Building Permit issued by Greater Chennai Corporation** vide **Building Permission No. CEBA/WDCN09/00178/ 2020** on **04.06.2020**.

(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. _____ ;

For RADS INFRASTRUCTURE

Partner

(7)

Site Address	Project Detail	Current Status of the Project	Case Pending	Payment Pending
Bharadwaj Enclave, Old Door No.27, New Door No.2, Thiruvenkadam Street, R.A.Puram, Chennai – 600028.	Stilt + 2, 4 Flats	Completed in 2017	Nil	Nil
Casita, Old Door No.18, New Door No.4, Thiruvenkadam Street, R.A.Puram, Chennai – 600028.	Stilt + 2, 4 Flats	Completed in 2017	Nil	Nil
Vishwanath Grandee, Plot No.5-A, Old Door No.16, New Door No.8, Thiruvenkadam Street, R.A.Puram, Chennai – 600028.	Stilt + 2, 4 Flats	Completed in 2018	Nil	Nil

(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 demand draft date **08/09/2020** drawn on **AXIS Bank Ltd, Chennai Velachery Branch** bearing no. **074816** for an amount of **Rs. 23,040/-** 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 : **Enclosed**

(ii) audited balance sheet of the promoter for the preceding financial year : **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 : **Enclosed – Copy of Joint Development Agreement.**

(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 : **Nil**

For RADS INFRASTRUCTURE

Partner

(9)

(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 : **Enclosed – Copy of Joint Development Agreement.**

(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 : **Enclosed – Copy of Planning Permission, Building Permit and Building Sanction Plan.**

(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 : **Enclosed – Copy of Sanction Plan.**

(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 : **NA**

(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 ;

Latitude – | 1 | 3 | . | 0 | 4 | 8 | 2 | 8 | 7 |

Longitude – | 8 | 0 | . | 2 | 5 | 8 | 5 | 2 | 5 |

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Not Allotted**

(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**

For RADS INFRASTRUCTURE

Partner

(11)

(xi) the number and areas of covered parking available in the project : **9 Nos**

(xii) the number of open parking areas available in the project : **2 Nos**

(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 proposed project : **Nil**

(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 : **Details of Architect, Structural Engineer, Geo Technical Engineer are Enclosed.**

(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 : 08/09/2020

Place : Chennai.

Yours faithfully,

For RADS INFRASTRUCTURE

Partner

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.