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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM "A"
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority

Chennai, Tamil Nadu

5130

Sir,

We hereby apply for the grant of registration of our project located at A-12, G.O.C.H Colony, 23rd Cross street, Besant Nagar, Chennai-600 090, Comprised Old T.S. No.1 Part, Old S.No.127 Part & 17 Part, (as per Document) and T.S.No. 1/49 (as per Patta) , Block No: 41 of Urur Village, Velachery Taluk, Chennai District, Greater Chennai Corporation, Zone-XIII , Division – 176.

NAME OF THE PROJECT - " RAMANIYAM SUDHARMA ".
STILT + 4 FLOORS WITH 8 DWELLING UNITS

1. The requisite particulars are as under:-

(i). Status of the applicant: Private Limited Company.

(ii). **(a) Name : M/s RAMANIYAM REAL ESTATES PVT. LTD,**

(b) Address: 17/35, Second Main Road, Gandhi Nagar, Adyar, Chennai 600 020.

(c) Copy of registration certificate: **Certificate of Incorporation Enclosed**.

(d) Main objects:

i. To carry on the business of acquiring lands and buildings by purchase, lease or exchange or otherwise, developing such lands, buildings and other building complexes by raising, constructing, altering or in any other way exploiting the buildings and to construct office complexes, apartments, flats and to deal in office complexes, office apartments, flats and others by way of sale or by way of letting out such offices, apartments, flats.

ii. To sell, lease or mortgage or exploit such lands or any part of the such lands in any manner whatsoever as may be beneficial to the company.

iii. To carry on the business of builders, contractors, property developers, real estate agents, financiers and acquire land, buildings, offices, apartments, flats, in any manner whatsoever as may be necessary to carrying on the business aforesaid.

iv. To enter into agreement with the owners of buildings, flats and apartments and buildings complexes to provide basic facilities to act as caretakers of buildings to maintain common facilities like lifts, water supply, power supply to undertake repairs and other maintenance facilities in such buildings or building complexes to provide for security or any other service or services in respect of such buildings, flats and apartments or building complexes.

Owner's Signature
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

Promoter's Signature
For RAMANIYAM REAL ESTATES P. LTD.
V. JAGGANNATHAN
MANAGING DIRECTOR

v. To carry on the business of generating, distributing, maintaining, servicing, selling, purchasing electrical energy either by way of setting up, erecting construction of wind power centers, wind mills, wind generator, motors and turbines of various types like wind mills with or without tails, weights, flats etc/ and enter into power purchase agreements with appropriate authorities for its sale and distribution of power/energy either for domestic or for other purposes.

vi. To carry on the business of setting up production units for producing engineering components, special purpose machines, moulds, dies and other products either by using CAD/CAM/CAE or otherwise which are more associated with wind mills and turbines or various types like wind mills, turbines, motors, with or without tails, weights, flags or otherwise and other industries in general.

vii. To enter into contractual relationship such as Franchise, Joint Venture, Technical; Collaboration, Strategic Alliance/Association with any other person(s) both in India and Abroad such as Laboratories, Corporations, Corporate Bodies, Government Departments and Non-profit institutions and all other such persons relating to and in the field of wind mills, wind energy producing centers, motors and turbines or various types like wind mills with or without tails, weights, flats or otherwise.

(e) Name, photograph and address of Managing Director of the Company :
V.JAGGANNATHAN,
Managing Director
T-77, 29th Cross Street, Besant Nagar,
Chennai 600 090.
Contact No.9841024378.
Email ID. md@ramaniyam.com.



(iii) PAN No. AAACR2276A.

(iv) 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 :

ACCOUNT NO : 409001058094.

RBL Bank Limited
No:105, G .N. Chetty Road, T.Nagar Branch, Chennai - 600 017.

(v) Details of project land held by the applicant:

Land measuring about 6852 Sq. ft. comprised in T.S.No.1 Part, Old S.No.127 Part & 17 Part (as per Document) and T.S.No. 1/49 Velachery Taluk, Chennai District. Greater Chennai Corporation. Zone – XIII , Division – 176.

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

Planning Permit No.12606, B / Non-High Rise Building / 123 / 2019, dated: 17.06.2019, issued by CMDA and Building Permit No.CEBA / WDCN13 / 00171 / 2019, dated: 24.07.2019 , issued by Greater Chennai Corporation.

Owner's Signature
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

Promoter's Signature
For RAMANIYAM REAL ESTATES P. LTD.
V. JAGGANNATHAN
MANAGING DIRECTOR

(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.
ENCLOSED AS ANNEXURE.

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**

(ix) Registration fee by way of a demand draft dated: 29.09.2020 drawn on AXIS Bank Ltd., bearing no:261626 for an amount of Rs.24,900/- (Rupees Twenty Four Thousand Nine Hundred Only) calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish: -

2. We enclose the following documents namely:-

(i) Authenticated copy of the PAN card of the promoter: **Enclosed**

(ii) Audited balance sheet of the promoter and owner 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: **Joint Development Agreement , Patta & Power of attorney 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 : **NIL.**

(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: **Joint Development Agreement Enclosed.**

(vi) 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: **Enclosed.**

(vii) 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.**

Owner's Signature
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

Promoter's Signature
For RAMANIYAM REAL ESTATES P. LTD.
V. JAGGANNATHAN
MANAGING 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: **Enclosed.**

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: **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: **Enclosed as Annexure.**

(xi) The number and areas of covered parking available in the project: **Mentioned in the Application Form.**

(xii) The number of open parking areas available in the project: **Mentioned in the Application Form.**

(xiii) Details of undivided shares pertaining to the project: **Mentioned in the Application Form.**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Mentioned in the Application Form.**

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project: **Mentioned in the Application Form.**

(xvi) A declaration in FORM "B": **Enclosed**

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

Dated: 29.09.2020
Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

promoter's signature.

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

Owner's Signature

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

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

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.