

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

THE REAL ESTATE REGULATORY AUTHORITY,
No.1, Gandhi Irwin Road,
Thalamuthu - Natarajan Building
Egmore, Chennai - 600 008,

7008



Sir,

We hereby apply for the grant of registration of our project to be set up at Thaiyur Village, Thiruporur Taluk, Chengalpattu District, in Tamil Nadu State.

1. The requisite particulars are as under: -

- (i) Status of the applicant : Company
- (ii) In case of individual -
- (a) Name
 - (b) Father's Name : Not Applicable
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR

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

- (a) Name : M/s SPYKA HOMES PRIVATE LIMITED
- (b) Address : Villa - 24, Vijay raja Spruce, Kayar Road, Thaiyur Village, Thiruporur Taluk, Chengalpattu District Chennai- 603103 design.spyka@gmail.com 9444907875
- (c) Copy of registration Certificate : Incorporation certificate attached.

For SPYKA HOMES PVT. LTD.

ANBUMATHI P
Director
08750302

(d) Main Objects

: Developers and Promoters of
Real estate Property/
Apartments, Villas,
Multistoried Building,
residential and commercial
development

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

Mr. ANBUMATHI P

Villa – 2, Vijay raja Spruce,
Kayar Road, Thaiyur Village,
Thiruporur Taluk,
Chengalpattu District
Chennai– 603103

Director



Mr. PANDIYAN S

Villa – 24, Vijay raja Spruce,
Kayar Road, Thaiyur Village,
Thiruporur Taluk,
Chengalpattu District
Chennai– 603103

Director



(iii) PAN No. : **ABDCS7060D**

(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:

Name of Bank	:	State Bank of India
Address of Bank	:	Old no: 36/1, New No: 1/81, Thaiyur Market Road
Branch	:	Kelambakkam
A/c No	:	39841411824
IFSC Code	:	SBIN0021869

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

Project Name	:	Spyka's Abode
Survey No	:	414/1A3 (414/ 1A1 Part)
Village	:	Thaiyur
Taluk	:	Thiruporur
District	:	Chengalpattu
State	:	Tamil Nadu

For SPYKA HOMES PVT. LTD.

ANBUMATHI P

Director

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

MLPA	MLPA. Member Secretary, Chengalpattu	Building Plan Permit No. ந. க. எண் 2804/ 2020 மா. உ. தி. கு [செமா -5] dated 31-10- 2020, க.வ 14/ 2020 dated 31/ 10/ 2020
The Special Officer/ Block Development Officer	Special Officer, Thaiyur Panchayat	Building Plan Approval No செ.மு. ந. க. எண் 2681/2020/ ஆ1 dt 30/ 11/ 2020 ஊ. தீ. எண் 76 dated 16-11-2020

FSI building Area: 911.72 sq.mt

FSI: 0.939

- (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. – **Letter Attached**

Completed Project Details: N/A as the company is newly incorporated

Ongoing Project Detail – N/A as the company is newly incorporated

- (viii) Agency to take up external development works with Local Authority (exact Authority or any agreement to the Authority)

Not Applicable

- (ix) Registration fee by way of a cash deposit paid in the respective bank for an amount of **Rs.18235/-** (Rupees Eighteen Thousand Two Hundred and Thirty Five only) 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: -

- authenticated copy of the PAN card of the promoter; - YES
- audited balance sheet of the promoter for the preceding financial year;

Not Applicable as FY 2020-21 is the First year for the company - Letter Attached

For SPYKA HOMES PVT. LTD.

ANBUMATHI P
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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; - N/A

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;
- Attached.

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;
- Attached

(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 SPYKA HOMES PVT. LTD.

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- (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 - **Attached**

"SPYKA'S ABODE" in Survey No. 414/1A3 (414/ 1A1 Part), Thaiyur Village, Thiruporur Taluk, Chengalpattu District, Tamil Nadu"

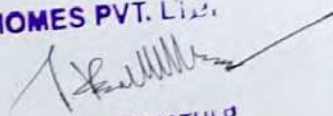
Latitude is 12°77'46.0"N, Longitude is 80° 19' 70.0"E
Latitude is 12°77'46.0"N, Longitude is 80° 19' 71.3"E
Latitude is 12°77'45.2"N, Longitude is 80° 19' 73.1"E
Latitude is 12°77'43.0"N, Longitude is 80° 19' 72.5"E
Latitude is 12°77'43.4"N, Longitude is 80° 19' 69.7"E

- (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; - **Attached**
- (xii) the number of open parking areas available in the project; - **Nil**
- (xiii) Details of Undivided Shares pertaining to the project; - **Attached**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **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 Engineer : S. Nagesh
Consulting Engineer & Regd. Valuer,
Class-I, Licensed Surveyor No: 180,
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar,
Chennai- 600020.
Mobile: +91-98402 31666.
E-Mail: nagesh.somadev@gmail.com

Architect : Mohamed Rasheed N
Architect,
COA Number – CA/2017/87918,
No.30, Ranjith Road, Kotturpuram,
Chennai – 600085.
Contact No: 9941726283.

For SPYKA HOMES PVT. LTD.


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Geo Technical Engineer: R Venkata Krishnaiah,
Registered Geo Technical Engineer,
GTE/19/07/032,
No 7/4, Munavar Avenue,
4th Street, pallavaram,
Chennai – 600043.
Contact No: 9840261276.
E-Mail: venkatapec@gmail.com

(xvi) a declaration in FORM 'B'. - Attached

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

Date: 04/12/2020

Place: Chennai

yours's faithfully,

For M/s Spyka Homes Pvt Ltd.,

For SPYKA HOMES PVT. LTD.



ANBUMATHI P

Director

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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.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

