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REGULATORY RECORD

RERA Document

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NEWRY
GROUP



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

To
The Real Estate Regulatory Authority, (Tamilnadu)
Chennai.

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Sir,

We hereby apply for the grant of registration of our project to be set up at 279/4 (part), then S.No.279/4A1A, present sub-divided and assigned New No. 279/7 (as per patta No : 900) , Kottivakkam village, (formerly Tambaram Taluk), presently Shollinganallur Taluk, Kancheepuram District, Tamil Nadu **to be known as "APRITA"**

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether **Limited Liability Partnership**
individual / company /
proprietorship firm / societies /
partnership firm / competent
authority:

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

- a. Name: **SAMPRATHY DEVELOPERS LLP**
b. Address: **New No.19, (Old No.11),
B - Block, 2nd Avenue, Anna Nagar East,
Chennai - 600 102.
Email. support@newry.co.in
Mobile No. 9840827507**
c. Copy of registration certificate: **Certificate of Incorporation. (Enclosed)**
d. Main objects: **Real Estate Development**

For **SAMPRATHY DEVELOPERS LLP**

Authorised Signatory

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- e. Name, photograph and address of Partner etc : **S.Sridharan,**
New No.19, (Old No.11),
B - Block, 2nd Avenue,
Anna Nagar East,
Chennai - 600 102.
- (ii) PAN No of the Firm : **ADPFS2607B**
- (iii) 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: **KARNATAKA BANK LTD,**
Account No : 4912000100299301
IFSC code : KARB0000491
Branch : Anna Nagar Chennai - 40
- in terms of Sec. 4(2)(1)(D) of the Act
- (iv) | Details of project land held by the applicant : Land measuring a total extent of 4 Grounds and 332 Sq.ft. or thereabouts (i.e. 9932 sq.ft) comprised in Survey No. 279/4 (part), then S.No.279/4A1A present sub-divided and assigned New No. 279/7 (as per patta No : 900) , Kottivakkam village, (formerly Tambaram Taluk), presently Shollinganallur Taluk, Kancheepuram District, situated at Old Door No.4/984, New Door Nos. 8 & 9, Nehru Nagar, Kottivakkam, Chennai 600 041.
- (v) Details of Approval obtained from Various Competent Authorities for commencing the Project:
- | | |
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For SAMPRATHY DEVELOPERS LLP

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Authorised Signatory

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Planning Permit No.	B/NHRB/468A&B/2019 issued by Chennai Metropolitan Development Authority, dated 19.12.2019
Building Permit No.	
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.:	Layout - Sanctum TN/02/Layout/0081/2019 dated 13.6.2019. Apartment - Aura Project TN/02/Building/0172/2019, dated 23.10.2019.

(vii) Agency to take up external :
development works Local Authority
(exact Authority or any agreement to
the Authority) / Self Development;

(viii) Registration fee by way of a Online Payment Receipt Enclosed
demand draft (calculated as per sub-
rule (3) of rule 3)

For SAMPRATHY DEVELOPERS LLP

Authorised Signatory

(x) Any other information the applicant may like to furnish. NO

We enclose the following documents in triplicate, namely :-

- (i) authenticated copy of the PAN card of the Company ; **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**
- (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 : **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 : **POWER OF ATTORNEY - ENCLOSED**
- (vi) Authenticated copy of the planning 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

For SAMPRATHY DEVELOPERS LLP

Authorised Signatory

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permission, building permit / building sanction plan, partial completion certificate for each of such phases : **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**
- (viii) 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 : **ENCLOSED**
- (ix) 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**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with purchaser; **ENCLOSED**
- (xi) the Plot number area details furnished separately; **NA**
- (xii) the names, addresses, phone numbers, email ids and registration details of the architects, site engineers, if any and other professionals or key persons, if any associated with the development of the proposed project : **ENCLOSED**
- (xiii) a declaration in FORM 'B'. **ENCLOSED**

We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief. Date : 06.01.2020

Yours faithfully

Place : Chennai 102

For M/s. **Samprathy Developers LLP**



Authorised Signatory

SAMPRATHY DEVELOPERS LLP

PARTNERS DETAILS & LOCAL CONTACT ADDRESS

1. Mr.S.Sridharan

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3. Mr.Sanjay Manohar Makhija

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Email : accts@newry.co.in

Mobile : 9500027507



For SAMPRATHY DEVELOPERS LL

Authorised Signator

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

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