

RE

REGULATORY RECORD

RERA Document

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ANITHAH PANICKAR

9500091183



FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

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

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Sir,

We hereby apply for the grant of registration of our project to be set up at at No 28, Padur Road, Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District. Tamilnadu.

1. The requisite particulars are as under:-

(i) Status of the applicant,

(a) M/s. The Prime Estates, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at

(b) No.16, Sathyanarayana Avenue, Boat Club Road, Chennai 600 028.

(c) Registrar of Firms Madras (Central) as No.1051 of 2010 dt 17th Sep. 2010, Copy of registration certificate enclosed herewith.

(d) The main objects as develop properties, Copy of the Partnership deed is enclosed herewith.

(e) Represented by its Managing Partner, Smt. Anithah Panickar residing at No.16, Sathyanarayana Avenue, Boat Club Road, Chennai 600 028, its Partner, Smt Padmavathy Ramadoss residing at 5/2, New 44, Sadullah Street, T Nagar, Chennai 600 017, and its Partner Mr. Sunil Panickar, residing at No.16, Sathyanarayana Avenue, Boat Club Road, Chennai 600 028, Photo of the Partners are enclosed herewith ;

(iii) The PAN numbers are as The Prime Estates AAGFT4537R. Anithah Panickar AGCPA6961E, Padmavathy Ramadoss AHXPP2032P, Sunil Panickar AWXPS6564L ;

for THE PRIME ESTATES for THE PRIME ESTATES

for THE PRIME ESTATES

Managing Partner

; Partner

; Partner

(iv) Name and Address of the Bank is, ICICI Bank Ltd., Chennai, "THE PRIME ESTATES", Current Account in terms of section 4 (2)(1)(D) of the Act will be maintained ;

(v) Details of project land held admeasuring 36,017 square meters comprised in Survey Nos.418/1D2 Extent 1.00, 418/1C Extent 2.21, 418/ 1A &1B Extent 0.35, 399/1F Extent 0.95, 399/1E Extent 0.95, 399/1A Extent 0.50, 399/1B Extent 0.07, 399/1C Extent 0.68, 399/1D Extent 0.65, 399/3B Extent 1.54, Total Extent 8.90 Acres, situated at No 28,Padur Road, Kuthambakkam village, Poonamallee Taluk , Thiruvallur District ;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project "PRIME PARADISE, TOWER 1";

(vii) Brief details of the projects launched by the promoter in the last five years is, **Kuvathur DTCP No. 03/2016 approved Plots. "PRIME COASTAL"** 1,10,000 Square Feet developed DTCP approved Residential Layout for the Development of a Residential Layout involving a area of 4.25 Acres, at Kuvathur Village, Kanchipuram District adjoin to the East Coast Road. The project is completed in time and there was no delay and no pending cases all payments have been done to the authorities and there is no pending payment. It is a clear title, Patta Land and the guideline value is Rs.500 per square feet on 2016.

(viii) No Agency to take up external development works by any Local Authority, no agreement signed with any one, it is a fully Self Development by us the Promoter;

(ix) Registration fee by way of a demand draft dated 30/12/2019, drawn on Oriental Bank Of Commerce, TTK Road, favouring "TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)" PAYABLE AT: CHENNAI bearing no. 983818 for an amount of Rs.42,700/- (Rupees Forty Two Thousand Seven Hundred 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:-

(i) Enclosed; authenticated copy of the PAN card of the promoter;

(ii) Enclosed; **audited balance sheet of the promoter for the preceding financial year;**

(iii) Enclosed 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;

for THE PRIME ESTATES for THE PRIME ESTATES for THE PRIME ESTATES


Managing Partner



; Partner



; Partner

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- (iv) Enclosed; 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) Enclosed; 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) Enclosed; 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;
- (vi) Enclosed; 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;
- (vii) Enclosed; 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;
- (viii) Enclosed; 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;
- (ix) Enclosed; proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (x) Enclosed; 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;
- (xi) Enclosed; the number and areas of covered parking available in the project;
- (xii) Enclosed; the number of open parking areas available in the project;

for THE PRIME ESTATES for THE PRIME ESTATES for THE PRIME ESTATES


Managing Partner


Partner


Partner

(xiii) Enclosed; Details of Undivided Shares pertaining to the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; (NIL)

(xv) Enclosed; 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;

(xvi) Enclosed; a declaration in FORM 'B'.

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

Dated: 02-01-2020

Place: Chennai ;

Yours faithfully,

The Prime Estates

The Prime Estates

The Prime Estates

for THE PRIME ESTATES for THE PRIME ESTATES for THE PRIME ESTATES

Anithah Panickar
Managing Partner

Padmavathy Ramadoss ; Partner
Partner

Sunil Panickar
Partner

; Partner



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.

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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.

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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.

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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

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

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

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
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OMR Thoraipakkam,
Chennai 600 097, India
hello@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.

