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REGULATORY RECORD

RERA Document

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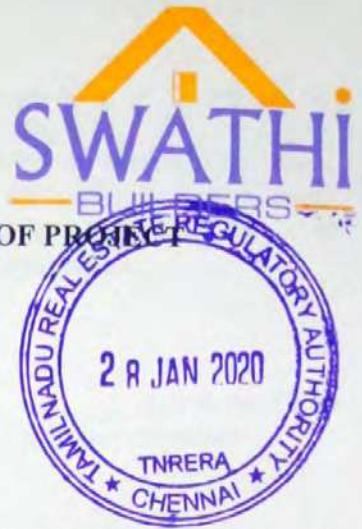
ASWIN :-

Ph:- 9884038612.

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
CHENNAI, TAMILNADU
Sir,



We hereby apply for the grant of registration of my/our project to be set up at Old Door No. 18 & 19 New No. 2 & 4, 9th Cross street, Indira Nagar, Adyar Chennai 600020 CHENNAI district, Tamilnadu 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 firm:-
 - (a) Name ✓ **SWATHI BUILDERS**
 - (b) Address ; **5 ANANDA ROAD, ALWARPET, CHENNAI 600018**
 - (c) Copy of registration certificate : **ENCLOSED**
 - (d) Main objects : **PROMOTING RESIDENTIAL BUILDINGS**
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc. : **ENCLOSED**
 - (iii) PAN No. : **AAOFS9876L**
 - (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained :
4228002100005800 PUNJAB NATIONAL BANK, R. A. Puram Branch, Chennai 600028
 - (v) Details of project land held by the applicant ; **NIL; PROJECT UNDER JOINT DEVELOPMENT WITH LAND OWNERS**
 - (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :
CMDA : Planning Permit : B/ NHRB/ 341/2019 Permit No. 12924
Corporation of Chennai : Building Permit No. CEBA/WDCN13/00413/2019

'Swathi Centre'

New No. 5, Ananda Road Alwarpet, Chennai - 600 018, INDIA

Tel: +91-44-24984050 / Fax: 91-44-42110450

Email: builders@swathigroup.com

- (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.

Information Provided in Annexure I

- (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 dated _____ drawn On _____ bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;

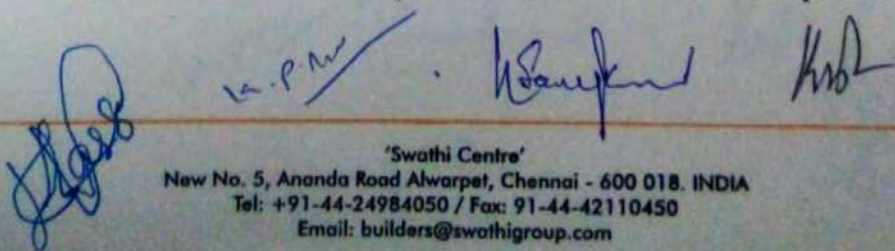
- (x) Any other information the applicant may like to furnish.

2. We enclose the following documents 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**
- (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



- 9-
- (xiii) Details of Undivided Shares pertaining to the project;
Details provided in ANNEXURE 3



- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; *No specific agent*
- (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;
Furnished in Annexure B
- (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: 20.01.2020
Place: Chennai

Yours faithfully,
For SWATHI BUILDERS

PARTNER
(K. S. PRABHAKAR)

ANNEXURE 1

PROJECTS DEVELOPED IN LAST FIVE YEARS:

1. STILT plus Three Floors Building at 6, Nageswara Rao Road, Nungambakkam, Chennai 600 034
2. STILT Plus Four Floor Building at 7 Bheemasena Garden Road, Mylapore, Chennai 600004
3. STILT Plus Four Floor Building at 2 & 4, 11th Cross Street, Shastri Nagar, Adyar
4. STILT plus TWO Floor building at 7/18, Patel Street, Kodambakkam, Chennai 600 024
5. STILT Plus Three Floors building at 7/3 Jayaram Avenue, Adyar, Chennai 600 020

ANNEXURE 2

Names of Contractor, Architect, Structural Engineer

1. CONTRACTOR :

Sri A.Kandan, Kannishkaa Foundation
Plot.121, 3rd Main Road, 32nd Cross Street, Eswarn Nagar, Red Hills,
Chennai 52

Mobile No. 9841828361
Email ID: akandan1983@gmail.com

2. ARCHITECT:

Sri. R.Chandrasekaran , Class-I, License No: 1934
B.1 Lotus Flats, 12 Kuppusamy street, Palavanthagal, Chennai
Mobile No. 9444992018
Email ID: grcsekarana58@gmail.com

3. STRUCTURAL ENGINEER:

*Sri Mr.C.Kannan – Class-I, License No: 1816
No:1/932, 7th Main Road, Thiruvalluvar Nagar,
Thiruvannamipur, Chennai 41.*

Mobile No. 9841249815

Email ID: kannankds2007@gmail.com

4. SITE ENGINEER :

*Sri Ashwin Saravanan
No. 7/11 3rd Street, Balaji Nagar,
Royapettha, Chennai 14.*

Mobile No. 9884238612

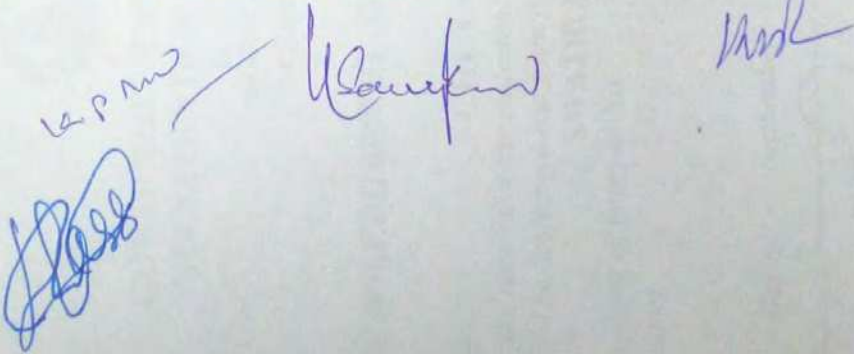
Email ID: ashwin@swathigroup.com

5. GEO TECHNICAL ENGINEER :

*Sri. K. Ponnusamy
GEO BUILD ENGINEERING INDIA PVT LTD
Flat No 50 b, Ground floor, 8th Street,
Mahalakshmi Nagar, Kovilampakkam, Chennai-129.*

Mobile No. 9551676333

Email ID: geobuildgb@gmail.com

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Details of Land Owners

Land Owner -1

- Name - Harshitha Sai Viswanthan
- Father Name - Krishnan Viswanathan
- Occupation - Student
- Permanent Address - 7942, Avenida Navidad # 105, San Diego, CA 92122
- Mobile No. - +91 - 9003232561
- Email Id - lallumma@gmail.com



Land Owner -2

- Name - K P Ravindran
- Father Name - K S Parthasarathy
- Occupation - Retired
- Permanent Address - 4/18, 9th Cross Street, Indira Nagar, Adyar, Chennai 20.
- Mobile No. - +91 - 9841146306
- Email Id -



*Le. P. N.
CA. K.P. Parthasarathy*

[Signature]

[Signature]

[Signature]
Builder

Land Owner -3

- Name - K Sampath Kumar
- Father Name - K Krishnaswamy
- Occupation - Retired
- Permanent Address - 13/5, Kripasankari Street, West Mambalam, Chennai 33.
- Mobile No. - +91 - 9908402726
- Email Id -



K.P. Kumar

K. Krishnaswamy

K. Sampath Kumar
[Signature]

PROJECT ADDRESS:

- Old Door No. 18 & 19 New No. 2 & 4
- 9th Cross street, Indira Nagar, Adyar Chennai 600020
- T.S No. 40 & 41

USAGE OF THE BUILDING: Residential

EXTENT OF THE LAND IN SQ.M: 626.00 SQ.M

[Signature]

IC P. Me

[Signature]

[Signature]

Project Name	Site Address	Project Details	Current Status of the Project	Case Pending	Payment Pending
Swathi's Venkat Krish	2 & 4, 11 th Cross Street, Shastri Nagar, Adyar	Stilt + 3 Residential	Handed over	NIL	NIL
Swathi's Sridhan	New Door No. 5, Old door no. 7, Jayaram Avenue, Adyar, Chennai 600 020.	Stilt + 3 Residential	Handed over	NIL	NIL
Swathi's Venkat	Old No. 7, New No. 12, Patel Street, Kodambakkam, Chennai 600 024.	Stilt + 3 Residential	Handed over	NIL	NIL
Swathi's Krishna	Old 9 New 8, Kamalabhai Street, T. Nagar Chennai - 600 017.	Stilt + 4 Residential	Handed over	NIL	NIL
Swathi's Shanthi	New 15 Old 7, Bhimasena Gardens, Thiru vi ka Salai 2 nd Street, Mylapore, Chennai -600 004.	Stilt + 4 Residential	Handed over	NIL	NIL
Swathi's Sumukhi	No.6, Nageshwara Rao Road, Nungambakkam Chennai 600 034.	Stilt + 3 Residential	Handed over	NIL	NIL
Swathi's Sukriti	15/8, Raju Street, West Mambalam, Chennai 600 033	Stilt + 2 Residential	Handed over	NIL	NIL
Swathi's Park View Apartment	Old 16/17 New 35/37, Babu Street, Teynampet, Chennai - 600 018.	Stilt + 2 Residential	Handed over	NIL	NIL

U. S. S. S. S.
K. P. M.

K. P. M.

[Signature]

PLAN OF DEVELOPMENT WORKS

- Fire Fighting Facilities & Emergency Evacuation Services :

This building comes under Non MSB Category. Hence doesn't rise.

- Drinking water Facilities :

Source of drinking water for this building is from Metro Water supply and also from the Bore well

- Sewage Disposal :

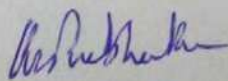
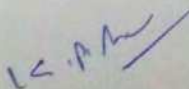
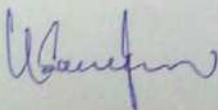
The collected sewage is disposed through the main connection underneath road by CMWSSB

- Solid waste :

The solid waste is disposed through the corporation

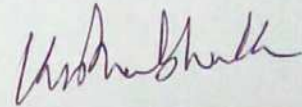
- Renewable Energy :

Solar Panel installed in terrace floor for as shown in approved plan



Promoter

- Name - K S Prabhakar
- Father Name - K Swaminathan
- Occupation - Business
- Permanent Address - #5, Ananda Road, Alwarpet, Chennai 18
- Mobile No. - +91 - 9840767717
- Email Id - prabhu@swathigroup.com



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

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
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.

