

RE

REGULATORY RECORD

RERA Document

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Mr. D. PADMANABHAN
PARTNER

Mrs. R. LAVANYA
PARTNER

FORM 'A'
APPLICATION FOR REGISTRATION OF PROJECT "SATVIKA SAI KALPAKA"
FROM SRESHTA FOUNDATIONS

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
CMDA-Tower II (1st Floor), No. 1-A, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008

Sir,



We hereby apply for the grant of registration of our "SATVIKA SAI KALPAKA" project comprised in T.S.No.5949/1, 5949/2 and 5949/3, situate in Block No.132, T.Nagar, Guindy Taluk (previously Mamablam-Guindy Taluk), Chennai District at Old Door No.30/1, New No.42, Ramanujam Street, T.Nagar, Chennai - 600 017, Tamil Nadu.

I. The requisite particulars are hereunder :

- (i) Status of the Applicant : **FIRM**
(a) Name : **SRESHTA FOUNDATIONS**
(b) Address : Old No.30/1, New No.42, Ramanujam Street
T.Nagar, Chennai - 600 017
(c) Photographs : Affixed
(d) Copy of Registration Certificate : Enclosed
(e) Main objects : Carry on the business of Real Estate and property Development and construction of residential and apartments.
(e) Names, Photograph and address of Chairman of the governing body / partners / directors etc.

- 1) D.PADMANABHAN, PARTNER
2) R LAVANYA, PARTNER

Sreshta Foundations

34/47, Parvathi Apartments (Basement),
South Usman Road, T Nagar,
Chennai - 600 017.

Photographs

: Enclosed

Tel: +91 44 24335840

E-mail: sreshtafoundation@gmail.com

For SRESHTA FOUNDATIONS

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Address : Old No.30/1, New No.42, Ramanujam Street
T.Nagar, Chennai – 600 017
rramgop@gmail.com

(iii) PAN No : AEDFS6184C

(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

(iv) Details of the Project land : District - Chennai
held by the applicant Taluk - Guindy
Village - T.Nagar
Residential building at Old Door
No.30/1, New Door No.42,
Ramanujam Street, T.Nagar
Chennai – 600 017
comprised in T.S.Nos.5949/1, 2 & 3
Stilt + Three Floors
FSI Area : 1205.44 sq.mtrs

Landmark:

Thirumala Tirupathi (TT) Temple
T.Nagar

(v) Details of approval obtained : 1) Planning permit issued by
from various Competent : CMDA dated 05.02.2021
Authorities for the project 2) Building permission by
Greater Chennai Corporation
dated 11.02.2021

(vi) Brief details of the project 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 payment
pending etc.

First Project.

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

Self Development.

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(viii) Registration Fee

:

DD No. 4484/0 dated 19/03/2011
for Rs.24,120/- payable at
State Bank of India

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

NIL

2. We enclose the following documents in triplicate.

i. Authenticated copy of PAN Card of the promoter.

Enclosed.

ii. Audited balance sheet of the promoter for the preceding financial year.

N.A.

iii. Copy of the 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. 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 ;

EC copy 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 agreement, as the case may be, entered into between the promoter and such owner and copies of the title and other documents reflecting the title of such owner on the land proposed to be developed ;

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- (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 ;

Enclosed.

- 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.

Enclosed.

- 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.

N.A.

- viii. The location details of the project with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project.

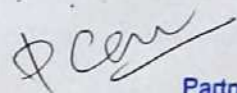
Google Image Enclosed.

- ix. Proforma of the allotment letter Agreement for sale and the Conveyance deed proposed to be signed by the Allottee.

Enclosed.

- x. The number, type and the carpet area of the apartments for sale in the project exclusive of the area of balcony, verandah, open terrance and

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other common areas, if any, details of which have to be furnished separately.

Enclosed.

- xi. The number and areas of covered Parking available in the project.

Enclosed in share working sheet.

- xii. The number of open parking areas available in the project.

Enclosed in share working sheet.

- xiii. Details of the UDS pertaining to the project.

UDS Share Working details enclosed.

- 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, HVAC Consultants and Geo Technical Engineers, if any, and other professionals or key persons, if any associated with the development of the proposed project.

Enclosed.

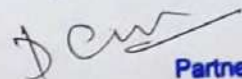
- xvi. a declaration in FORM 'B' : Enclosed.

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

Dated : 11.03.2021
Place : Chennai

Yours faithfully,

For SRESHTA FOUNDATIONS


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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.

