

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

To

The Real Estate Regulatory Authority
 Chennai

Sir,



We hereby apply for the grant of registration of our project to be set up at TNHB Block No. 172/173 New No. 322/324, Mullai Colony, 4th Avenue, Santhi Colony, Annanagar West, Chennai-600 040, comprised in Survey No. 207 (part), T.S.No.164, Block No.19, situated at KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, Tamil Nadu.

I. The requisite particulars are as under:-

(ii) Status of the applicant : PRIVATE LIMITED COMPANY

(a) Name	PUSHKAR PROPERTIES (P) LTD
(b) Address	Flat No. 1 -A, Pushkar's K.V. Residency, Old No. 3, New No. 51, F-Block, 2nd Main Road, Anna Nagar East, Chennai - 600 102. Tel: 044 43410800 gomathi@pushkarproperties.in
(c) Copy of registration certificate	U70101TN2003PTC050242
(d) Main objects:	To Purchase, acquire, take on lease, develop and sell land and buildings and to act as real estate agents
	To carry on the business of promoters of land development and housing schemes.
	To carry on the business of Developers, Builders and Contractors of residential buildings and apartments, commercial complexes, public utility buildings, industrial buildings and structures.

For PUSHKAR PROPERTIES PVT. LTD.

P. Kunturani

Director

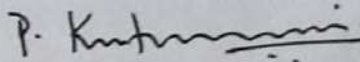
(e) Name, Address & Photograph of the Directors:

Sl. no.	Name & Address	Photograph
1.	Pushkar Properties P Ltd P. KRUTHIVAS - Director No.28, New No.10, "R" Block, Annanagar, Chennai- 600 040. Mob: 9884002373 vas@pushkarproperties.in PAN No. AAOPK5158K Audit Report - N.A.	
2.	Pushkar Properties P Ltd K. SANGEETHA - Director No.28, New No.10, "R" Block, Annanagar, Chennai - 600 040. Mob:9884379997 papni_81@yahoo.com PAN No. ADNPV5770G Audit Report - N.A.	

3a. DETAILS OF LAND OWNERS - JOINT VENTURE

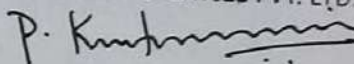
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. N.C. SATHYANARAYANAN Mr. N. Chandran, Retired 172/1 New No. 322/1, Mullai Colony, 12th Main Road, Annanagar West, Chennai - 600 040. 9841033401. <u>prabhusathya@hotmail.com</u> ASKPS7960F	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. RANI WILLIAMS W/o. Late Mr. T. Williams Home maker R-91, 2 nd Floor, Jambubala Towers, 3 rd Main Road, Anna nagar, Chennai - 600 040; 9047729100 clementwil@gmail.com AFLPW7659H	

For PUSHKAR PROPERTIES PVT. LTD.


 Director

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. CLEMENT KARTHIK WILLIAMS Mr. T. Williams Service No. R-91, 2 nd Floor, Jambubala Towers, 3 rd Main Road, Anna nagar, Chennai - 600 040; 7299577000 clementwil@gmail.com PAN ADIPC0918J	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. DANIEL WILLIAMS S /o. Late Mr. T. Williams Service C2-104, Akshaya Halton, Sarada Mill Road, Sengottian Colony, Sundarapuram, Kurichi, Coimbatore - 641024 9047547121 daniel2211@gmail.com AAQPW2420A	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. ELIZABETH DHINAGAR W/o. Mr. A. Dhinagar Service Flat no. 172/4, Mullai Colony, Chennai - 600 040; 8056191304 elizadhin@gmail.com PAN AAHPE2622H	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. A. DHINAGAR Mr. D. Anugraham, Retired Flat no. 172/4, Mullai Colony, 12th Main Road, Anna Nagar, Chennai - 600 040; 9840204675 elizadhin@gmail.com PAN AFKPA1705M	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. S. N. JAYASEELAN, S/o. Late Mr. K. S. Natesan Retired 172/5, Mullai Colony, 4 th Avenue, Anna Nagar, Chennai - 600 040, 9444174983 sethurig@gmail.com PAN ADPPJ5808D	

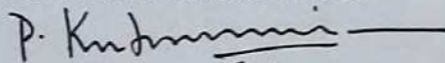
For PUSHKAR PROPERTIES PVT. LTD.



Director

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. R. BOOPATHI Mr. K. Ramakrishnan, Service 172/6, Mullai colony, 4 th Avenue, 12 th Main Road, Anna nagar, Chennai - 600 040; 9444355290 boopathir@intec.com AGUPR8543H	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. B MALARVIZHI W/o. Mr. V. Venkateswara Raja, Teacher Flat no.173/1, Mullai Colony, 4 th Avenue, 12th Main Road, Anna Nagar, Chennai - 600 040; 9840281229 malarvizhi.raja27@gmail.com PAN AKDPM7028F	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. E. PUNNIYAKOTI Mr. P. S. Ekambaram, Retired Flat No. 173/2, 12 th Main Road, 4 th Avenue, Mullai Colony, Anna Nagar, Chennai - 600 040; 9940569501 punniyakoti14c@gmail.com AQFPP0800L	
Name Father's/Husband's Occupation Permanent address Contact No. Email ID PAN	Mrs. V. KAMALA W/o. Late Mr. N. R. Vasudevan, Home maker Flat No. 173/3, 12th Main Road, 4th Avenue, Mullai Colony, Anna Nagar, Chennai - 600 040; 9840355099 radhavr@hotmail.com BOYPK5843J	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. Md. KALEEMUR RAHMAN S/o. Mr. Md. Faseeur Rahman, Service Flat no. 173/4, Mullai Colony, 12 th Main Road, 4th Avenue, Anna Nagar, Chennai - 600 040: 9884155121 petanimals@gmail.com PAN AAJPR3333A	

For PUSHKAR PROPERTIES PVT. LTD.



Director

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. M.KAVITHA (POA) Mr. STANISLAUS REX BENJAMIN, S/o. Mr. Stanislaus Rex, Service No. Irudhayapuram 2nd Street, Palakarai, Tiruchirapalli-620 001 9443724563 helenbenji@gmail.com, BMHPA0247B	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. P. MANOHARAN Mr. C. B. Ponnaiah Service No. 53, H Block, 4th Street, Anna Nagar East, Chennai - 600 102; 9840036187 ponniahmanoharan@gmail.com AQXPM9461C	

(iii) PAN No. of the Company	AACCP8432A
(iv) 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	Canara Bank, Habibullah Road Branch, T. Nagar, Chennai. A/c No.9921201006632
(v) Details of the project land held by the applicant	Residential apartments of Stilt plus Four Floor with 16 dwelling units at Block No. 172/173 New No. 322/324, Mullai Colony, 4th Avenue, Santhi Colony, Annanagar West, Chennai-600 040, comprised in Survey No. 207 (part), T.S.No.164, Block No.19, situated at KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, Tamil Nadu.
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: CMDA PLANNING PERMIT NO: BUILDING PERMIT NO	- COPY ATTACHED - B/NHRB/427/A & B/2020 dated 21.12.2020. CEBA/WDC/N08/00100/2021 dated 01.04.2021

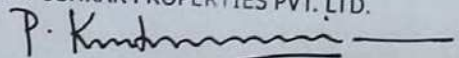
For PUSHKAR PROPERTIES PVT. LTD.

P. K. Manoharan

Director

(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.	- LIST ATTACHED -
(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 Residential more than 60 sq.mt. Rs.20/- per sq.mt. calculated as per sub-rule (3) of rule 3;	FSI- 2148.30 sq.mt. @ Rs.20/- per sq.mt. Rs.42,966/- Rs.43,000/- VIDE NEFT CANARA BANK REF.NO. <u>P.109210104625907</u>
2. I/we enclose the following documents	
i. Authenticated copy of the PAN card of the promoter;	- Attached -
ii. Audited Balance sheet of the promoter for the preceding financial year	- Attached -
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;	- Attached -
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;	- Attached -
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;	

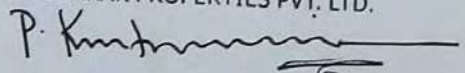
For PUSHKAR PROPERTIES PVT. LTD.



Director

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;	- N.A. -
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 -
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; (Google Image with site location) with GPS Coordinates.	- Attached -
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;	
xii.	the number of open parking areas available in the project;	
xiii.	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;	- N.A. -

For PUSHKAR PROPERTIES PVT. LTD.



Director

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;	- Attached -
xvi.	A declaration in FORM 'B'.	- Attached -

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

Place: Chennai

Date : 19.4.2021

NCS
172/1 N. C. Sathyanarayanan

172/2 Raminathan
172/2 Ananth * 172/2

173/1 * B. Malanathi

172/4 173/5 Karthikeyan
E/12/4 9/05 Shimagan

Shin 6/173/4 A. Shingay

172/6 * R. R. R.

Yours faithfully,

For PUSHKAR PROPERTIES PVT. LTD.

S. T. P. Kumar
Director

173/2 * Shunitha
172/5 * S. S.
* 172/2 V. Kannala

173/5 H. K. Kallan
PM 173/6 * P. P. P.

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.

