

RERA Document

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1

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No.1A, 1st Floor,

Gandhi Irwin Bridge Road, Egmore,

Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at No 36, Sardar Patel Road,
Taluk: - Guindy District: - Chennai State: - Tamilnadu.

1. The requisite particulars are as under:-

- i. Status of the applicant - Public Limited Company
- ii. In case of individual –
In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- a) Name Prestige Estates projects Ltd.
- b) Address Prestige Polygon No. 471, Top Floor Anna Salai, Nandanam
Chennai, 600035.
Phone No. 044 4292 4000

Registered Office: The Falcon Towers, 19, Brunton Rd, Craig Park Layout,
Ashok Nagar, Bengaluru, Karnataka 560025
Phone No. 080 25591080

- c) Copy of registration certificate :-

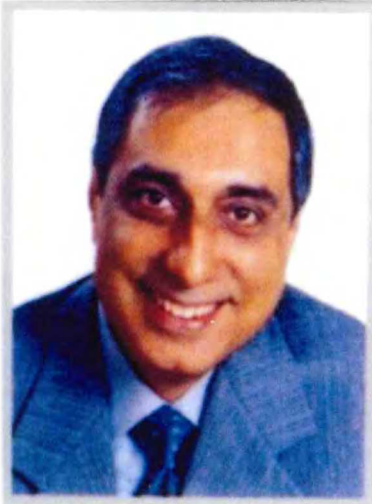
Certificate of Incorporation, MOA & AOA attached as Annexure 1 & 1a

- d) Main objects :-

Real Estate Development



e) Name, photograph and address of chairman of the governing body / partners / directors etc.



Irfan Razack - Chairman & Managing Director,
No 21/22-3, Craig Park Layout, M G Road, Bangalore 560001.
Mobile No: - 9900105900
info@prestigeconstructions.com



Rezwan Razack - Joint Managing Director,
Burnside, No. 12, Magrath Road, Bangalore 560025.
Mobile No: - 9900105900
info@prestigeconstructions.com



Noaman Razack - Whole-Time Director,
No 21/22-5, Craig Park Layout, M G Road, Bangalore 560001.
Mobile No: - 9900105900
info@prestigeconstructions.com





K Jagdeesh Reddy – Director,
Flat B1, Chartered Court, Rathna Avenue, 51/B,
Richmond Road, Bangalore 560025
Mobile No: - 9900105900
info@prestigeconstructions.com

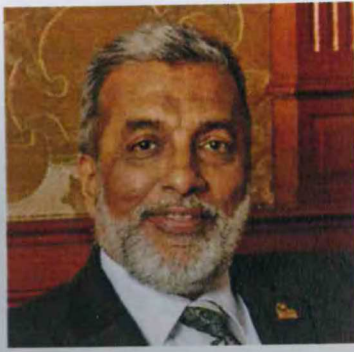


Dr. Pangal Ranganath Nayak – Director,
141, 18th Main, 6th Block, Koramangala,
Bangalore 560095.
Mobile No: - 9900105900
info@prestigeconstructions.com



Biji George Koshy – Director,
#14, 1st cross, Kaggadasapura Road, Versova Layout,
Nagavarapalya, Bangalore north, C. V. Raman Nagar,
Bangalore 560093
Mobile No: - 9900105900
info@prestigeconstructions.com





Noor Ahmed Jaffer – Director,
No 3, I Cross, 8th Main, 4th Block,
Koramangala, Bangalore 560034.
Mobile No: - 9900105900
info@prestigeconstructions.com



Uzma Irfan – Director,
Edelweiss, 1/29, Hanumanthappa Layout,
Ulsoor, Bangalore 560008.
Mobile No: - 9900105900
info@prestigeconstructions.com



Neelam Chhiber - Additional Director,
No: 53/3, Horamavu Agara Doddabanasawadi,
Bangalore 560043.
Mobile No: - 9900105900
info@prestigeconstructions.com



- iii. PAN No AABCP8096K;
- 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.

Account Name	PRESTIGE ESTATES PROJECTS LTD
Account No.	7745100255
Bank Name	KOTAK MAHINDRA BANK
Branch	LAVELLE ROAD, BANGALORE
IFSC Code	KKBK0000422

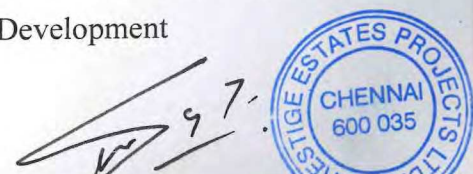
- v. Details of project land held by the applicant: -

The proposed multi - storied office building with 2 basement floors + Ground floor + 9 floors at door no. 36, Sardar Patel road, Guindy, Chennai - 600 032. Comprised in T.S.No 54/5, 54/6, 54/7 & 56/2 of Block no. 6, Venkatapuram village & T.S.No. 12/3 & 47/2 of Block no. 7, Adayar village, Guindy taluk, Chennai. Division no - 171, Zone - XIII of Greater Chennai Corporation.

- vi. Details of Approval obtained from Various Competent Authorities for commencing the Project:- REF ANNEXURE - 2
- 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.

SL. No.	Project Name	Type of Land	Location	Status of Project
1	Prestige Polygon	Commercial	Chennai	Completed
2	Prestige Bella Vista	Residential	Chennai	Completed
3	Prestige Downtown	Residential	Chennai	Completed
4	Prestige Courtyards	Residential	Chennai	On going
5	Prestige Windsor Park	Residential	Chennai	On going

- 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 online payment dated 12-04-2021 drawn on Kotak Mahindra Bank bearing UTR KKBK211026350443 for an amount of Rs. 3, 37,398/- 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. authenticated copy of the PAN card of the promoter; REF ANNEXURE - 3
- ii. audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; REF ANNEXURE - 4
- 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. REF ANNEXURE - 5
- 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. REF ANNEXURE - 6
- 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;
 - 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. REF ANNEXURE - 2
- 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. REF ANNEXURE - 7
- 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,

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- solid and liquid waste management, emergency evacuation services, use of renewable energy. REF ANNEXURE - 8
- 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. REF ANNEXURE - 9
- ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees. REF ANNEXURE - 10 & 10b.
- 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; REF ANNEXURE - 11
- xi. the number and areas of covered parking available in the project - 72 No's
- xii. the number of open parking areas available in the project - 6 No's
- xiii. Details of Undivided Shares pertaining to the project. REF ANNEXURE - 12
- xiv. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project. - NA
- 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. REF ANNEXURE - 13
- xvi. A declaration in FORM "B".

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

Dated:

Place: Chennai.



Yours faithfully,

Signature and seal of the applicant(s)

CONSULTANTS LIST

S.No	Contractor/Consultant	Building No	Address 1	Address 2	City Name	PIN Code	State	Country	Land Line No 1	Mail id	Contact Person 1	Mobile No
1	DesignTree Service Consultants Private Limited,	# 7	Laxmi Narasimha Complex	4th phase, 100 ft ring road	Bangalore	560078	KARNATAKA	INDIA	080- 40919417	pruthviraj@designtreeconsultants.com	Mr.Pruthiviraja	9741114581
2	RJ Architects Private Limited	# 07	First Floor, 6th Street Y Block,	Anna Nagar	Chennai	600040	TAMIL NADU	INDIA	044-42612003	rjarchitects@gmail.com	Mr.Jamal	98400 98425
3	Jmc Projects (India) Ltd,	# 9	R.K Nagar Railway Station	Denkanikotta Road	Hosur	635109	TAMIL NADU	INDIA	8030771500	thangaraj.karthikeyan@jmcprojects.com	Mr.Karthikeyan	9500129640

10.11.2017



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.

