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RE REGULATORY RECORD

RERA Document

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St. Angelo's
VNCT Ventures

FORM 'A'

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
3021
14 JUN 2021
TNRERA
CHENNAI-8

To

The Real Estate Regulatory Authority

Door No. 1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008

Sir,

We hereby apply for the grant of Registration of our Project "OCEAN DRIVE VILLAS - ECR – PHASE II" to be set up at **Sulerikadu Village, Hamlet of No.107, Nemmeli Village, Thiruporur Taluk, Kancheepuram District, Tamilnadu**.

1. **The requisite particulars are as under :-**

i) Status of Applicant : **Limited Liability Partnership & Individual**

ii) A) Details of the Firm :

a) Name : M/s. St. Angelo's VNCt Ventures LLP

b) Address : No.2, SUN CENTRE,
First Floor, Tank Bund Road, Nungambakkam,
Chennai – 600034

c) Copy of Registration Certificate: Attached

d) Main Objects : Real Estate Developers across India

e) Name & Photographs & Address of the Partners

Mr. CT Nagappan
No. 54, 4th Main Road,
Gandhi Nagar, Adyar
Chennai – 600020
Mobile No: 7999711111
E Mail ID: md@savvglobal.com



ST. ANGELOS VNCT VENTURES CHENNAI



Mrs. Geetha Nagappan
No. 54, 4th Main Road,
Gandhi Nagar, Adyar
Chennai – 600020
Mobile No: 8100091111
E Mail ID: geethanagu@savvglobal.com



Mr. Agnelorajesh Nazareth Athaide
St Angelo's Bunglow 1, Samruddhi,
CH S Ltd, Marve Road,
Orlem, Malad (West), Mumbai – 400064
Mobile No: 7699999999
E Mail ID: chairman@savvglobal.com



Mrs. Sugra Athaide
St Angelo's Bunglow 1, Samruddhi,
CH S Ltd, Marve Road,
Orlem, Malad (West), Mumbai – 400064
Mobile No: 7699999999
E Mail ID: chairman@savvglobal.com

ii) **Details of the Individual :**

a) Name : **Mr. Pradeep Gadhiya A. N**

b) Father's Name : Mr Nirmal Anraj Gadhiya

c) Occupation : Business

d & e) Photograph & Address :



Mr. Pradeep Gadhiya A. N
No. 5/11, Haddows Road 1st Street,
Shasthri Bhavan, Greams Road,
Chennai – 600006
Mobile No: 9894196728
E Mail ID: pradeep@deccan.co.in

iii) PAN of the LLP: AANFV8620Q (Attached)
Pan of Mr. Pradeep Gadhiya ALXPG9717G (Attached)

ST. ANGELOS VNCT VENTURES LLP CHENNAI

Pradeepgadhiya

iv) Name and Address of the bank or banker with which account in terms of Section 4(2)(I)(D) of the Act will be maintained:

Account No: 751102.0.0002080
Name of the Bank: Bank of Baroda
Address: No. 25, Nagarjuna Nagar 1st Street, Rengarajapuram, Kodambakkam, Chennai - 600024

v) Details of Project Land Held by the Applicant:

All that Piece and Parcel of Housing Plots namely **Plot Nos.1 - 97**, along with Road Areas and OSR Park Areas I, II, III, IV, admeasuring a total extent of **6 Acres and 42.2 cents**, Comprised in Survey Nos. 241/11A, 11B, 12, 13, 14B, 14C1, 14C2, 14D1, 14D2, 242/1A, 1B, 1C, 1D1, 1D2, 1E1, 1E2, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 2A1, 2A2, 242/2B situated in Sulerikadu Village, Hamlet of No.107, Nemmeli Village, Thiruporur Taluk, Kancheepuram District, Tamilnadu

vi) Details of Approval obtained from various Competent Authorities for Commencing the Project:

1. Layout approval Letter vide Na. Ka. No. 1173/2019 dated December 2020 with Planning Permit No. 22(1)/2020 **(Attached)**
2. Approved Layout Plan vide No. 38/2020 dated 02.11.2020 **(Attached)**
3. RERA Approval (Form C) for Layout vide TN/01/Layout/0129/2021 Dated 31.01.2021 **(Attached)**

vii) Brief details of 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 the cases pending, details of type of land and payments pending etc.,: **Attached**

viii) Agency to take up external development Works : **No (Self Development)**

ix) Registration Fee details: **Rs.** 95,550/- (Rupees NINETY FIVE THOUSAND FIVE HUNDRED FIFTY only) through On Line Transfer, date: 10.06.2021; Reference No: 636781769

x) Any other information : **Nil**

2. I/we enclose the following documents in triplicate, namely:-

i) Authenticated copy of the PAN card of the promoter Firm: **Attached**

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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: **GPA attached**

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: **Attached**

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: **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**

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xi) The number and areas of covered parking available in the project: **Attached**

xii) The number of open parking areas available in the project: **Attached**

xiii) Details of Undivided Shares pertaining to the project: **Attached**

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, 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 as applicable**

xvi) A declaration in FORM 'B' : **Provided**

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

Dated: 10.6.2021

Place: Chennai

Yours faithfully,

For M/s. St. Angelo's VNCT Ventures LLP

ST. ANGELOS VNCT VENTURES LLP CHENNAI

CT Nagappan
Designated Partner

Pradeep Gadhiya A. N

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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

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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.