

RE

REGULATORY RECORD

RERA Document

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FORM "A"

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT**To,****The Real Estate Regulatory Authority**No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.**Sir,**

We hereby apply for the grant of registration of our project located at Door No: 3/298, Foundry Road, Okkiyam Thoraipakkam, Chennai - 600 097, Comprised in S.No.101/1B2 as per Document and S.No.101/19A as per Patta of Okkiyam Thoraipakkam Village, Zone : XV, Division:194.

Project Name: RAMANIYAM ZEN WORLD

Consist of Single Block, Stilt + Five Floors with 20 Dwelling Units.

1. The requisite particulars are as under:-

(i) Status of the applicant : Private Limited Company.

(ii) (a) **Name : M/s RAMANIYAM REAL ESTATES PVT. LTD.,**

(b) Address: 17/35, Second Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

(c) Copy of registration certificate: **Certificate of Incorporation Enclosed.**

(d) Main objects:

1. To carry on the business of acquiring lands and buildings by purchase, lease or exchange or otherwise, developing such lands, buildings and other building complexes by raising, constructing, altering or in any other way exploiting the buildings and to construct office complexes, apartments, flats and to deal in office complexes, office apartments, flats and others by way of sale or by way of letting out such offices, apartments, flats.
2. To sell, lease or mortgage or exploit such lands or any part of the such lands in any manner whatsoever as may be beneficial to the company.
3. To carry on the business of builders, contractors, property developers, real estate agents, financiers and acquire land, buildings, offices, apartments, flats, in any manner whatsoever as may be necessary to carrying on the business aforesaid. To enter into agreement with the owners of buildings, flats and apartments and buildings complexes to provide basic facilities to act as caretakers of buildings to maintain common facilities like lifts, water supply, power supply to undertake repairs and other maintenance facilities in such buildings or building complexes to provide for security or any other service or services in respect of such buildings, flats and apartments or building complexes.

Owner
For RAMANIYAM REAL ESTATES (P) LTD.
[Signature]
Authorised Signatory

Promoter
For RAMANIYAM REAL ESTATES (P) LTD.
[Signature]
Authorised Signatory

4. To carry on the business of generating, distributing, maintaining, servicing, selling, purchasing electrical energy either by way of setting up, erecting construction of wind power centers, wind mills, wind generator, motors and turbines of various types like wind mills with or without tails, weights, flats etc/ and enter into power purchase agreements with appropriate authorities for its sale and distribution of power/energy either for domestic or for other purposes.
 5. To carry on the business of setting up production units for producing engineering components, special purpose machines, moulds, dies and other products either by using CAD/CAM/CAE or otherwise which are more associated with wind mills and turbines or various types like wind mills, turbines, motors, with or without tails, weights, flags or otherwise and other industries in general.
 6. To enter into contractual relationship such as Franchise, Joint Venture, Technical; Collaboration, Strategic Alliance/Association with any other person(s) both in India and Abroad such as Laboratories, Corporations, Corporate Bodies, Government Departments and Non-profit institutions and all other such persons relating to and in the field of wind mills, wind energy producing centers, motors and turbines or various types like wind mills with or without tails, weights, flats or otherwise.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.:

Name: M/s.RAMANIYAM REAL ESTATES (P) LTD., Represented by its Authorized Signatory Mr.Mukunthan,

Address : No:17/35, Second Main Road,
Gandhi Nagar, Adyar ,
Chennai – 600 020.

Contact No : mukund@ramaniyam.com

E-Mail ID : 9841271871

PAN No. AAACR2276A



Mukunthan

- (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 :

A/C No. 409001505604

RBL BANK

Branch Office : Ground Floor , Nibhav Building ,
No.11 , L.B. Road , Adyar, Chennai – 600 020.

- (v) Details of project land held by the applicant:

Door No: 3/298, Foundry Road, Okkiyam Thoraipakkam, Chennai in the land measuring about 6467.21 Sq. ft. as per document comprised in S.No.101/1B2 after land left for road widening and S.No.101/19A as per Patta of Okkiyam Thoraipakkam Village, Zone : XV , Division : 194 .

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;

Planning Permit No.13091, B / NHRB / 22 / 2020, dt: 22.01.2020, vide CMDA File No.PP / NHRB / S (B2) / 367 / 2019, issued by CMDA and Building Permit No. CEBA / WDCN15 / 00088 / 2020, dated : 20.02.2020 issued by Greater Chennai Corporation.

Owner

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

Promoter

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

(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. – **Enclosed as Annexure.**

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**

(ix) Registration fee by way of a demand draft dated: 16-06-2021 drawn on AXIS BANK LTD bearing no.264951 for an amount of Rs.20,200/- (Rupees Twenty Thousand Two Hundred Only) 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 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: **The Promoter is owner of the land, copies of Sale Deed & Patta are 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.**

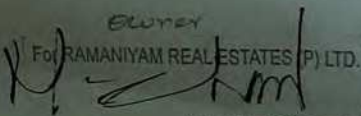
(v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **The Promoter is the Owner.**

(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: **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 firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy: **Enclosed.**

(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: **Enclosed.**

Owner
For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

Promoter
For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: **Enclosed.**

(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: **Enclosed.**

(xi) The number and areas of covered parking available in the project: **Mentioned in the Carpet Area Statement.**

(xii) The number of open parking areas available in the project: **Mentioned in the Carpet Area Statement.**

(xiii) Details of undivided shares pertaining to the project: **Mentioned in the Carpet Area Statement.**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **Enclosed as Annexure.**

(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 as a Separate Sheet.**

(xvi) A declaration in FORM "B": **Enclosed**

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

Dated: 29.06.2021.

Place: Chennai

Promoter
For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

Yours faithfully,

Signature and seal of the applicant(s)

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

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,
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+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.

