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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM 'A'
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 Aurum Villas Phase 2 to be set up at Survey no. 198/5, 198/7, 198/8, 198/9 in Pudupakkam Village in Chengalpatu District, Tamil Nadu

1. The requisite particulars are as under:-
(i) Status of the applicant: Company
(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name & Address: Sylvanus Builders and Developers Ltd: 33, Amrapalash Bungalows, Ramdevnagar, Ahmedabad -380015
(b) Copy of registration certificate - enclosed herewith
(c) Main objects: Real Estate development
(d) Name, photograph and address of chairman of the governing body / partners / directors etc. enclosed herewith

(iii) PAN No.: AAJCS9993G
(iv) Name and address of the bank with which account in terms of section 4 (2)(l)(D) of the Act will be maintained
Bank: Kotak Mahindra Bank, Account no: 2513283628
Branch: Satellite, Ahmedabad
(v) Details of project land held by the applicant
R.S.No.: 198/5, 198/7, 198/8, 198/9, 200/2pt of Puddupakkam Village, Chengalpatu District
Area: 2.91 acres
(vi)Details of Approval obtained from Various Competent Authorities for commencing the Project have been enclosed herewith;
(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.
(viii) Agency to take up external development works: Self Development
(ix) Registration fee by way of online was transferred dated 06/05/2019 via IDBI Bank for an amount of Rs.1,83,244/- calculated as per sub-rule (3) of rule 3;
(x) Registration applied for: 41 residential villas S. no. 198/5, 198/7, 198/8, 198/9 located at Chengalpatu District, Tamil Nadu.

2. We enclose the following documents in triplicate, namely:-

Sylvanus Builders And Developers Ltd.

Director/Authorized Signatory

(i) Authenticated copy of the PAN card of the promoter; - enclosed herewith
(ii) Audited balance sheet of the promoter for the preceding financial year; - enclosed herewith
(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; - enclosed herewith
(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;
(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; - enclosed herewith
(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 herewith
(vi) The sanctioned plan, layout plan of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; - enclosed herewith
(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; - enclosed herewith
(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 herewith
(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - enclosed herewith
(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 been furnished separately; - enclosed herewith
(xi) The number and areas of covered parking available in the project; - enclosed herewith
(xii) The number of open parking areas available in the project; - enclosed herewith
(xiii) Details of Undivided Shares pertaining to the project; - enclosed herewith
(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
(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;
(xvi) A declaration in FORM 'B'. - enclosed herewith

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

Dated: 10.04.2021
Place: Ahmedabad

Yours faithfully,
Sylvanus Builders And Developers Ltd.

Director/Authorized Signatory
Signature and seal of the applicant(s)

DOCUMENT LIST (INDEX)

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

Verified RealEstate™

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.