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RE REGULATORY RECORD

# RERA Document

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**FORM 'A'**

**APPLICATION FOR REGISTRATION OF PROJECT "CLUB 1"**
**FROM M/S APPASWAMY REAL ESTATE**
**& M/s APPASWAMY REAL ESTATES LTD**

01

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
CMDA Tower II (1st Floor), No 1-A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

Sir

We hereby apply for the grant of registration of our "CLUB 1" project at Old No 16, New Door No 4, Boat Club Road, Raja Annamalaipuram, Chennai 600 028

The requisite particulars are hereunder:

| | | |
|---|---|---|
| (i) | Status of the Applicant | Partnership Firm |
| (ii) | (a) Name | Appaswamy Real Estate & M/s Appaswamy Real Estates Ltd |
| | (b) Address | No 3, Mangesh Street, T.Nagar, Chennai – 600 017 |
| | (c) Copy of Registration Certificate | Enclosed |
| | (d) Main objectives of the company | Carry on the business of Real Estate and property Development and construction of residential and commercial complexes and apartments. |
| | (e) Mobile Number & E-Mail id | - Phone No:9962011666 (Mr. RAVI APPASAMY) e-mail id: mail@appaswamy.com |

For APPASWAMY REAL ESTATE

Authorised Signatory

For APPASWAMY REAL ESTATES LTD.

Authorised Signatory

(f) Names, Photograph and address of Chairman of the governing body / partners / directors etc.

Mr.Ravi Appasamy -Partner
Miss Ritika Ravi -Partner
(Appaswamy Real Estate)
Mr.Rohit Ravi - Director
(Appaswamy Real Estates Ltd)

02

Address : No.3, Mangesh Street
T.Nagar, Chennai – 600 017

(iii) PAN No : AAZFA1878M
Appaswamy Real Estate

AACCA8397H
Appaswamy Real Estates Ltd

iv) Name and address of the Bank with which account.No in terms of Section 4(2)(1)(D) of the Act will be maintained : Account No 40996201168
RBL Bank Limited,
Centre No.154/55 G.N.Chetty Road.
T.Nagar, Chennai 600017

(iv) Details of the Project land held by the applicant : District - Chennai
Taluk - Mylapore
Village - Mylapore
comprised in R.S.No.3901 / 117, Block No.85 of Mylapore Village, Mylapore Taluk corresponding to Old No.16, New Door No.4, Boat Club Road, Raja Annamalaipuram Chennai – 600 028

(v) Details of approval obtained from various Competent Authorities for the project No. :

1) Environmental Clearance (EC)
Not Applicable

2) Planning permit issued by CMDA Permit No.14131/B/NHRB/124 A to E/2021, dated 26.04.2021

3) Local Planning Authority, issued by Greater Chennai Corporation Building Plan No. CEBA/WDCN09/00-42/2021, dated 01.06.2021

For APPASWAMY REAL ESTATE

For APPASWAMY REAL ESTATES LTD

(vi) Brief details of the project 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 payment pending etc. 03

Enclosed

(vii) Agency to take up external development works (Local Authority (exact Authority or any agreement to the Authority) / Self Development

Self Development

(viii) Registration Fee : DD No. ~~dated~~ 385964, 02.08.2021 ~~2021~~ for Rs. 46,000 /- drawn on RBL Bank Ltd., T. Nagar, Branch

(ix) Any other information the applicant may like to furnish.

NIL

2. We enclose the following documents in triplicate.

i. Authenticated copy of PAN Card of the promoter.

Enclosed

ii. Audited balance sheet of the promoter for the preceding financial year.

Enclosed

iii. Copy of the 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

iv. 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 ;

EC copy enclosed.

For APPASWAMY REAL ESTATE

Authorised Signatory

For APPASWAMY REAL ESTATES LTD.

Authorised

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 agreement, as the case may be, entered into between the promoter and such owner and copies of the title and other documents reflecting the title of such owner on the land proposed to be developed: 04

As per Deed of Agreement dated 15.02.2021- The Land Owners and Developer(Appaswamy Real Estate) have agreed for area share in the ratio ( 37.70 % for Land Owner, 62.30 % for Developer). The Total No.of. Flats to be developed is 7 flats accordingly { Flat No.1,3,5 are being retained by land owner, Flat No.2,4,6,7 are allotted to developer} .

General Power of Attorney executed by 1) Mr.Jayanth Sridhar – First Son of Mr.Sridhar and Second Land Owner (1/3rd Share of 62.30%) in favour of M/s Appaswamy Real Estates Ltd dated 25.06.2021, registered as Doc.No. 615 of 2021- S.R.O Joint 1 Central Madras 2) General Power of Attorney executed by Mr.Manjov Sridhar-Second Son of Mr.Sridhar and Third Land Owner (1/3rd Share of 62.30%) in favour of M/s Appaswamy Real Estates Ltd dated 22.06.2021 Adjudicated as Doc.No.1043 of 2021- S.R.O-Mylapore 3).General Power of Attorney executed by Mr.Sridhar- First Land owner (1/3rd Share of 62.30%) in favour of M/s Appaswamy Real Estates Ltd dated 22.06.2021 Adjudicated as Doc.No.1044 of 2021- S.R.O-Mylapore enclosed here with.

(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.

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.

For APPASWAMY REAL ESTATES LTD.

Authorised Signatory

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.

viii. The location details of the project with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project. 05

Google Image Enclosed.

ix. Proforma of the allotment letter Agreement for sale and the

x. Conveyance deed proposed to be signed by the Allottee.

Enclosed.

xi. The number, type and the carpet area of the 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.

xii. The number and areas of covered Parking available in the project.

Enclosed in separate working sheet.

xiii. The number of open parking areas available in the project.

Enclosed in separate working sheet.

xiv. Details of the UDS pertaining to the project

UDS Share Working details enclosed.

Xv. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.

Not Applicable

For APPASWAMY REAL ESTATES LTD.

Authorised Signatory

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Xvi 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. D6

Enclosed.

Xvii. a declaration in FORM 'B' : Enclosed.

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

Dated : 03.08.2021
Place :Chennai

Yours faithfully,

For Appaswamy Real Estate

T.S.S.Krishnan

**Authorised Signatory**

For Appaswamy Real Estates Ltd

T.S.S.Krishnan

**Authorised Signatory**

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.