

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

DOUBLE - TT

9566241111

9791124099

To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008



Sir,

I/We hereby apply for the grant of registration of my/our project for Residential Flats to be set up at Valarmathi Nagar, Pudur, Ambattur Chennai 600053, as per S.No.86/7 as per Patta, T.S.No.30/11 as per Patta No.2064, Ward A, Block No.7, Plot No.21, Oragadam Village, Ambattur Taluk, Greater Chennai Corporation Division: 79, Zone VII, Chennai-600053.

1) The requisite particulars are as under:-

(i) Status of the applicant. Individual / company / proprietorship firm / societies / partnership firm / competent authority:

(ii) In case of individuals -

NOT APPLICABLE

- (a) Name
- (b) Father's Name
- (c) Occupation
- Permanent address
- (d) Photograph

or

In Case of Firm/societies/trust/companies/LLP/competent authority-

- (a) Name: M/s EGB Systems & Solutions Private Limited ✓
- (b) Address: No.135/1, L block, 17th Street, Annanagar, Chennai 600102.
- (c) Copy of Registration Certificate: Certificate of Incorporation CIN U72200TN2004PTC054693 dated 19.11.2004 and GST Regn Certificate 33AABCE3993J1ZH dated 20.04.2018 - is attached
- (d) Main objects : Promotion of Flats, Villas, Housing Colonies, Layouts, etc.,
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name: Mr.Ekambaram Ganesh Babu

Address: No.135/1, L block, 17th Street, Annanagar, Chennai 600102.

For EGB SYSTEMS & SOLUTIONS PVT. LTD.

Authorised Signatory

Authorised Signatory



(iii) PAN Numbers: Of Applicant AABCE3993J

Details of Joint Venture Partner and GPA HOLDER OF THE LAND OWNER:

- (a) Name: M/s Double T Infrastructure LLP., ✓
(b) Address: No.135/1, L block, 17th Street, Annanagar, Chennai 600102,
(c) Copy of Registration Certificate: Certificate of Incorporation CIN AAF8980 dated July 04,2019 and GST Regn Certificate 33AAMFD1304N1ZK dated 01.02.2020 is attached
(d) Main objects : Promotion of Flats, Villas, Housing Colonies, Layouts, etc.,
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.
Name: Mrs. Parimaladevi Nagarajan
Address: No.135/1, L block, 17th Street, Annanagar, Chennai 600102,

PAN Numbers: Of GPA and JV Partner AAMFD1304N

Being the General Power of Attorney issued by EGB Systems and Solutions Private Limited in favour of M/s. Double T Infrastructure LLP., vide Document No. 7020 of 2020 dated 05.08.2020, at SRO, Ambattur, Chennai-600053

- (iv) Name and Address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained:
ICICI Bank. Address Of Bank: 8 and 9, Gangadeeswarar Koil Street, Purasawakkam, Chennai-600082. If SC Code: ICIC0006025 Account in Account Number 602505063031, in Terms of Section 4(2)(1)(D) of RLRA Act,2016
(v) Details of project land held by the applicant:

Valarmathi Nagar, Pudur, Ambattur Chennai 600053. as per S.No.86/7 as per Patta, T.S.No.30/11 as per Patta No.2064, Ward A, Block No.7, Plot No.21, Oragadam Village, Ambattur Taluk, Greater Chennai Corporation Division: 79, Zone VII, Chennai-600053.

T.S. NO.	Patta	EXTENT Sq.Mts.	PA NO.	DOC
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For L

E.C.

STD.

Authorised Signatory

For DOUBLE T INFRASTRUCTURE LLP

N. Parimaladevi

Authorised Signatory

86/7, TS No30/7, Block No 7,
Ward A of Oragadam Village,
Ambattur Taluk, Tiruvallur
District

2064

4262 SFT

Extent of Land in Square Meters :-

PARTICULARS OF AREA IN EXTENT	SQ.MTS
TOTAL EXTENT	394 Sq.M
TOTAL FSI AREA	787.03 Sq.M

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

1. Approved by CMDA APPROVAL No 7/03916/2020 dated 18.07.2020
2. Approval of Plan Permit Number – No PPA/WDCN07/03916/2020 dated 03.11.2020 valid till 02.11.2025
3. Corporation of Greater Chennai Building Plan Approval No. 7/03454/2020.dated 3/11/2020

(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., NIL

(viii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) TO BE DEVELOPED BY THE JV PARTNER - DOUBLE T INFRASTRUCTURE LLP..

(ix) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ or paid Online by NEFT Transfer from AXIS BANK LIMITED, IFSC Code: UTIB0000189, PURASAWAKKAM Branch, vide UTR No. 638253906 dated 28.06.2021 for an amount of Rs.15,760/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, in favour of Tamil Nadu Real Estate Regulatory Authority(TNRERA)

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

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

- (i) Authenticated copy of the PAN card of the promoter and Power of Attorney Holder ATTACHED
- (ii) Income Tax Return of the promoter for the preceding financial year ended 31.03.2020 of the promoter and /or GPA Holder ATACHED.
- (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: - Sale Deed No. 1537 of 2018 registered at SRO, Ambattur dated 01.02.2018 is attached.

Link Documents:

(A)

For ESB SYSTEMS & SOLUTIONS PVT LTD.

Authorised Signatory

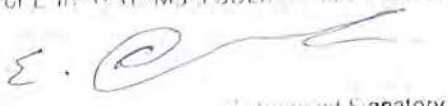
For DOUBLE T INFRASTRUCTURE LLP

Authorised Signatory

S.No	GPA Doc.No.	Date	Survey Nos.	Extent in Sq. Mts	Remarks
1.	7020/2020	5.8.20	86/7, TS No30/7, Block No 7, Ward A of Oragadam Village, Ambattur Taluk, Tiruvallur District	394	SRO, Ambattur

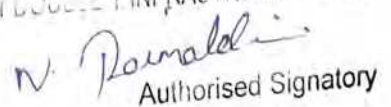
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: - ONLINE EC AS AT 06.07.2020 -ENCLOSED
- (v) where the promoter is not the owner of the land on which development is proposed 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: JOINT VENTURE AGREEMENT DATED 18.06.2020 -- ENCLOSED.
- (vi) 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; to be developed in single phase. All Approvals attached.
- (vii) 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: ALL APPROVALS OF CMAD AND GREATER CHENNAI CORPORATION.- ENCLOSED.
- (viii) 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; As per approval of Authorities - DETAILS ATTACHED
- (ix) 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
Details plotted on the Google Map and Certified by a Licensed Surveyor.
- (x) Proforma of the Allotment Letter, Agreement for Sale, and the Conveyance Deed proposed to be signed with the Allottees; FORMAT ADOPTED FROM TN - RERA RULES and Proforma Allotment Letter attached in the Letter Head of the Promoter --- COPY ATTACHED
- (xi) 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; **Carpet Area Statement Duly Certified by Architect is Attached.**

For EGR SYSTEMS & SOLUTIONS PVT LTD.



Authorized Signatory

For EGR INFRASTRUCTURE LLP



Authorized Signatory

(xii) the number and areas of covered parking available in the project: Car 6 Nos. 75 Sq.mts Two Wheeler 12 Nos. and 21.60 sq.mts.

(xiii) the number of open parking areas available in the project: NIL.

(xiv) Details of Undivided Shares pertaining to the project: *Statement Attached*

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: NIL.

(xvi) 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 with the development of the proposed project.: *Statement Attached*

(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.

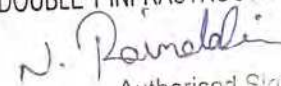
Dated: 07/07/2021

Place: Chennai

Yours Faithfully

For EGB SYSTEMS & SOLUTIONS PVT. LTD.


Authorized Signatory

Signature
For DOUBLE T INFRASTRUCTURE LLP

Authorized 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

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

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

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

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