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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 14 DEC 2020 TNRERA CHENNAI-8

To

The Real Estate Regulatory Authority
Tamil Nadu,
1st Floor, Tower II, CMDA
No1, Gandhi Erwin Bridge Road,
Egmore, Chennai-600008.

7169

Sir,

1. We hereby apply for the grant of registration of our project to be set up at Plot No.5157, 9th Main Road, Ramnagar North Extension in Old Survey No.79/7&9, New Survey No.81/28 of Madipakkam Village, (Greater Chennai Corporation Zone XIV, Division 169), Sholinganallur Taluk, Kancheepuram District, Tamilnadu-600091.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

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

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : RAMPON INFRATECH PRIVATE LIMITED
(b) Address: 51, Velachery Main Road, Velachery. Chennai-600042
(c) Copy of registration certificate: 33AAFCR6624M1Z4
(d) Main objects :Builders and Promoters
(e) Name, photograph and address of chairman of the governing body / partners / directors etc. R.Murugesan, M.D. M. Ponvizhi. Director





(iii) PAN:AAFCR6624M – Company, PAN: AAOPM7305E – Murugesan R

For Rampon Infratech Pvt. Ltd.

Managing Director

(i) 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 Indian Bank,Velachery No,9.Sambantham Garden,Taramani Link Road,Velachery, Chennai-600 042.

Original Certificate as per the format from the bank attached

(ii) Details of project land held by the applicant

(iv) 1. Plot No.5157, Ramnagar North Extension, 9th Main Road, Madipakkam, Chennai-600091 Old Survey No.79/7&9, New Survey No 81/28

2. Registration applied for Single Block Having 12 Dwelling Units

3.Usage of the Building: Residential Building

4.Extent of the Land in Sq.M : 445.93 Sq.M

5.Location Details Of the Project include Latitude and Longitude

Latitude-

1	2	5	8	1	4	0	1

Longitude:

8	0	1	2	3	5	0	5

Google Image with site location **Attached**

(iii) Details of Approval obtained from Various Competent Authorities for commencing the Project

a) Copy of Planning permission approval Letter- **Attached**
b) Copy of Planning Permit : **Attached**
c) Copy of one set of approval plan with Local Body seal : **Attached**
d) Copy of Building Permit/ Approval Letter from Village Panchayat : **Attached**
e) Copy of Environmental Clearance (as Applicable) : **N/A**
f) NOC's

i. DFRS- Fire Services	**-N/A**
ii.AAI- Airpoprt	**-N/A**
iii.IAF-Indian Air Force	**-N/A**
iv.PWD/WRD	**-N/A**
v.Traffic Police	**-N/A**
vi.Swimming Pool	**-N/A**
vii.ASI	**-N/A**

(iv) Total Floor Area- **972.25 Sq.M- Only Residential**

(v) 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.

For Rampon Infratech Pvt. Ltd.

Managing Director

Site Address	Project Details	Current Status of the Project	Case Pending	Payment Pending
1.SRIVARI Plot Nos.793, 4th Main Road, Ram Nagar South,Madipakkam, Chennai, 600 091,	Constructed a Single Block consisting of 6 dwelling Units	Project Completed and Handed Over in Mar 2020	Nil	Nil
2:SRINIVAS Plot Nos.793, 4th Main Road, Ram Nagar South,Madipakkam, Chennai, 600 091,	Constructed a Single Block consisting of 6 dwelling Units	Project Completed and Handed Over in Sep 2020	Nil	Nil

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

(vii) Registration fee paid by way of a demand draft dated _____drawn on _____ bearing no. _____ for an amount of Rs._____/- calculated as per sub-rule (3) of rule 3;

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

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

(i) Authenticated copy of the PAN card of the promoter; **Attachment Enclosed**

(ii) audited balance sheet of the promoter for the preceding financial year; **Attachment 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; **Attachment 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; **Attachment 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; **N/A**

(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; **Attachment Enclosed**

For Rampon Infratech Pvt. Ltd.

Managing Director

(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; **Attachment Enclosed**

(vii) The plan of development works:

- **i)** Water Supply : **Underground Sump Water Supply**
- ii) Sewage Disposal: Septic Tank With Upper Flow Filter System
- **iii)** Solid Waste Disposal: **Garbage Collection From Greater Chennai Corporation.**
- iv) Renewable energy : **Solar Panel Installation**
- v) Fire Fighting(For MSB): As per NBC- **N/A**
- vi) Emergency Evacuation Services(For MSB): As per NBC- **N/A**

(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; **Attachment Enclosed**

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

(xi) The number and areas of covered parking available in the project; **Attachment Enclosed**

(xii) The number of open parking areas available in the project; **Attachment Enclosed**

(xiii) Details of Undivided Shares pertaining to the project; **Attachment Enclosed**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project**; N/A**

(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; **Attachment Enclosed**

(xvi) A declaration in FORM 'B'. **Attachment Enclosed**

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

Dated: 10.12.2020
Place: Velachery

Yours faithfully,

For Rampon Infratech Pvt. Ltd.

Signature and seal of the applicant(s)
Managing Director

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.