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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Chennai Metropolitan Development Authority Tower-2

Langs Garden Road,

Chennai – 600 008



TAMILNADU REAL ESTATE REGULATORY AUTHORITY 15 NOV 2021 6941 TNRERA CHENNAI-8

Sir,

I/We hereby apply for the grant of registration of my/our project to be set upatSurvey Nos – **73-17A1 & 73-17A2, Plot No-544, Ramalingam Street, Ram Nagar-North Extension, Madipakkam, Sholinganallur Taluk,Chennai District,Tamil Nadu State**.

1. The requisite particulars are as under:-

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

competent authority -

(a) Name : **M/S. VISHANTH DEVELOPERS**

(b) Address : **New No-8, Old No-706, 3rd Street, W-Block,**
Anna Nagar-West Extension,
Chennai – 600 101.
+91 98844 33377
vishanth.developers@gmail.com

c) Copy of registration certificate : **Attached**

(d) Main objects :

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. : **P. Vimalesh Kumar**
Proprietor

(iii) PAN No. : **AAGPV7513D**

For VISHANTH DEVELOPERS

Proprietor

(iv) Name and address of the bank or banker with which account in terms ofsection 4 (2)(l)(D) of the Act will be maintained :

Name of the Bank	-	**HDFC Bank**
Branch	-	**Anna Nagar Branch**
Current Account No	-	**5020 0058 4160 32**
Account Name	-	**Vishanth Developers – Sarada RERA**
Address of the Bank	-	**AG 21/23, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai-600 040.**

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

Survey Nos	-	**73/17A1 & 73/17A2**
Size	-	**4800 Sq. Ft**
Address	-	**Plot No-544, Ramalingam Street, Ram Nagar-North Extension, Madipakkam, Sholinganallur Taluk, Chennai – 600 091.**

(vi) Details of Approval obtained from Various Competent Authorities forcommencing the Project:

Planning Permission No	-	**PPA/WDCN14/01464/2021**
Building Permission No	-	**BA/WDCN14/02252/2021**
Zone	-	**N14**
Ward	-	**N169**
Approval Date	-	**26-04-2021**
Permit Valid up to	-	**25-04-2026**

(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. : **None**

(viii) Agency to take up external development works : **Nil**

LocalAuthority (exact Authority or any agreement to the Authority) / SelfDevelopment

For VISHANTH DEVELOPERS

Proprietor

(ix) Registration fee by way of a demand draft dated 25-Oct-2021drawnonHDFC Bankbearing no-012482 for an amount ofRs.17520/- calculated as per sub-rule(3) of rule-3:

Details	FSI - m^2	Fees / m^2	Total Fees	Rounded Off
RERA Registration Fees	875.84	20	17,516.80	17,520.0

(x) Any other information the applicant may like to furnish. – N/A

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

(i) authenticated copy of the PAN card of the promoter: **Attached**

(ii) audited balance sheet of the promoter for the preceding financialyear : **Attached**

(iii) copy of the legal title deed reflecting the title of the promoter to theland on which development is proposed to be developed along withlegally valid documents with authentication of such title, if such landis owned by another person : **Attached**

(iv) the details of encumbrances on the land on which development isproposed including any rights, title, interest or name of any party in orover such land along with details : **Attached**

(v) where the promoter is not the owner of the land on which developmentis proposed details of the consent of the owner of the land along with acopy of the collaboration agreement, development agreement, jointdevelopment agreement or any other agreement, as the case may be,entered into between the promoter and such owner and copies of titleand other documents reflecting the title of such owner on the landproposed to be developed : **N/A**

(A) Authenticated copy of the building permit andsanctioned plan from the competent authority inaccordance with the laws applicable for the project,and where the project is proposed to be developed inphases, an authenticated copy of the planning permission, building permit / building sanction plan,partial completion certificate for each of such phases :

(vi) the sanctioned plan, layout plan and specifications of the proposedproject or the phase thereof, and the whole project as sanctioned by thecompetent authority : **Attached**

For VISHANTH DEVELOPERS

Proprietor

(vii) the plan of development works to be executed in the proposed projectand the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid wastemanagement, emergency evacuation services, use of renewable energy : **Attached**

(viii) the location details of the project, with clear demarcation of landdedicated for the project along with its boundaries including thelatitude and longitude of the end points of the project : **Attached**

(ix) proforma of the allotment letter, agreement for sale, and theconveyance deed proposed to be signed with the allottees; **Attached**

(x) the number, type and the carpet area of apartments for sale in theproject exclusive of the area of balcony, verandah, open terrace andother common areas, if any, details of which have to be furnishedseparately: **Attached**

(xi) the number and areas of covered parking available in the project : **10 (Ten Only)**

(xii) the number of open parking areas available in the project : **N/A**

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

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

(xv) the names, addresses, phone numbers, email ids and registrationdetails of the contractors, architects, structural engineers, siteengineers, project management consultants, HAVC consultants andGeo Technical Engineers, if any and other professionals or keypersons, if any associated with the development of the proposedproject : **Attached**

(xvi) a declaration in FORM 'B'.

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

Dated: 9/Nov/2021

Place: Chennai .

For VISHANTH DEVELOPERS

Proprietor

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.