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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, CMDA Tower 2,
Gandhi Irwin Bridge Road, Ansari Estate,
Egmore, Chennai - 600008.

Sub: V. Tech Arputha for 32 Units - Stilt plus 4 floors - Sithalapakkam - Reg.

Sir,

I, hereby apply for the grant of registration of my project to be set up at **Survey No.95/1B, 4th Street, Vijay Avenue, Sankarapuram, Sithalapakkam, Kancheepuram District, South- Chennai Registration District, Chennai - 600126.**

1. The requisite particulars are as under:-

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

Partnership Firm

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
7866
6 DEC 2021
TNRERA
CHENNAI

(ii) In case of individual – **Not Applicable**
- (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 –

i	Name	**M/s.V Tech Builder, a Partnership firm**
ii	Address	**Sithalapakkam Village, 440 B Mambakkam Main Road, G1 , Ground Floor, V Tech Arokya, Sithalapakkam, Chennai - 600126.Email : vtechbuilder@gmail.com Mobile No: 90422 05555**

Email Id:

iii	Copy of registration Certificate	**1122/2007** **Registered under Partnership Act.2008.** **(Enclosed as *Annexure 1*)**
iv	Main objects	**To acquire, buy, purchase, develop, renovate, improve, maintain, exchange or otherwise own property, estate, lands, accommodation or other immovable properties and to enter into contracts and agreements of all types of lands with or without buildings and to purchase, sell, deal in land, houses or otherwise and to act as promoters and developers of land, estates, property, residential housing schemes, and to deal with and improve such properties either as owner or as agents and to join with any other person(s), partnership firm or LLP or company in carrying the above business.**
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	**Mr. A.C.Jyothiprakash** **Mrs. J. Jeya Rackkini Vinnarasi** **Address : 440 B Mambakkam Main Road, S1 , Ground Floor, V Tech Arokya, Sithalapakkam, Chennai - 600126.**  
vi	PAN No.	**AAGFV5008H**

(iii) 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 :

HDFC Bank, 198, MIG, TNHB, Mambakkam Main Road,Sithalapakkam ,Chennai A/c.No. . 50200055692993.
Bank's Certificate in the prescribed Proforma – Annexure 14.

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

Project at Survey No.95/1B, 4th Street, Vijay Avenue, Sankarapuram, Sithalapakkam, Kancheepuram District, South-Chennai Registration District, Chennai - 600126.

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

1.CMDA Planning Permission No.B/NHRB/326/2020/ dt.07.10.2020
2. Local Planning Authority Approval No.66/2021 dt.18.10.2021
3. Building plan approval no. 326/2020 dated 18.10.2021

(vi) 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

Not applicable, since no projects had been launched during last five years;

(vii) Agency to take up external development works :

Chennai Metropolitan development Authority / Local Panchayat Union at Sithalapakkam (exact Authority or any agreement to the Authority) / including Self Development;

(viii) Registration fee by way of a ~~demand draft~~ / UTR.No. N337211736824020 dated 03/12/2021 drawn on _____ bearing no. _____ for an amount of Rs. 60,460/- calculated as per sub-rule (3) of rule 3; Copy enclosed at Annexure – 17.

A.G.Jeyaprakash

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

	I enclose the following documents in triplicate, namely:-	
1	Authenticated copy of the PAN card of the promoter i.e V Tech Builder	**Enclosed at** *Annexure - 2*
2	Audited balance sheet of the promoter for the preceding financial year.	**Enclosed at** Annexure 3
3	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	**1.General Power of Attorney by M/s.V Tech Builder - Enclosed at** *Annexure - 4* **i.e Registered Power of Attorney deed dated 2nd july 2018. Document nos.7034/2018, Book I**
4	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	**Encumbrance Certificate is Enclosed** ***at*** *Annexure - 5*
5	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 is enclosed at** Annexure 6 **along with land ownership title deed etc.,**

A.G Jayaprakash

	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	1. **CMDA Approval No. B/NHRB/326/2020/ dt.07.10.2020** *Annexure 7,* 2. **Local Planning Authority Approval No. 66/2021 dt.18.10.2021 (**Annexure 7.1**)** 3. **Building plan approval no. 326/2020 Enclosed as** *Annexure – 7.2.*
6	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	**1.Sanctioned Plan by Chennai Metro Development Authority** *(Referred in Annexure above)* **2.Building Plan- as per CMDA Approval and LPA** (*Referred in Annexure above*) **3.Specification of the proposed project is enclosed at** Annexure 8.
7	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy	1. **Firefighting facility provided as part of the Building.** 2. **Drinking water – Well water supply and the Panchayat supply is expected** 3. **Solid and Liquid waste management is the responsibility of local development agency. However, septic tank is provided within the complex.** 4. **in the Scheme. To be undertaken by the Local Panchyat and other developmental agencies.**

	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 at** *Annexure - 9*
9	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	**1.Proforma of Allotment Letter** *(Annexure 10)* **2.Proforma of Sale Agreement (***Annexure 11)* **3.Proforma of Conveyance Deed Enclosed as** *Annexure 10 above.*
10	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	**Enclosed at** *Annexure - 13*
11	The number and areas of covered parking available in the project	**Nos Area** **1.Block 1 Covered Car Park - 23 - 287.5 Sq.mtr**
12	The number of open parking areas available in the project	**Nos Area** **1.Block 1 Open Car Park 9 - 112.5 Sq.mtr**
13	Details of Undivided Shares pertaining to the project	**Details enclosed at** *Annexure No. 13 (Refer Colum No 11)*
14	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	**Nil – Not applicable as we are not engaging any agent at this stage.**

	he 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;	**Enclosed at *Annexure – 15* along with respective Certificates.**
16	A declaration in FORM 'B'	**Enclosed at *Annexure 16***

17. Legal Opinion for the proposed project – Annexure 18.

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

Date:
Place:

Yours faithfully,

Signature and seal of the applicant(s)
For V TECH BUILDER
(Name of Managing Partner)
Seal of the Firm
Managing Partner

Encl : As above.

Annexure 17 – Payment of Fees to TNRera (Ann-17)

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.