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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM "A"

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

4575

To,
The Real Estate Regulatory Authority
No.1A, 1st Floor ,Gandhi Irwin Bridge Road,
Egmore , Chennai – 600 008 .

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
2 : FEB 2022
TNRERA
CHENNAI

Sir,

We hereby apply for the grant of registration of our project located at Block No. M – 13, 1st Avenue, Jawaharlal Nehru Road, Ashok Nagar, Chennai comprised in T.S. No. 4 part (as per document), T.S.No. 4/14 (as per patta), Block No.31 of Kodambakkam Village , Mambalam Taluk , Greater Chennai Corporation, Zone – X , Division – 132.

Project Name: RAMANIYAM KALPATARU

Consist of Single Block , Stilt + 5 Floors with 10 Dwelling Units.

1. The requisite particulars are as under:-

(i) Status of the applicant : Individuals and Private Limited Company.

(i) Individuals :

(a) Name : 1.Mr.A.L.Narasimhan,
2.Mr.P.V.Ignatious,
3.Mr.M.Dilli.

All represented by their POA M/s Ramaniyam Real Estates Pvt. Ltd Authorised Signatory Mr.M.Chandru.

(b) Address: 17/35, Second Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

(c) Copy of registration certificate: Nil.

(ii) Private Limited Company :

(i) (a) Name : M/S. Ramaniyam Real Estates (P) Ltd Represented by its Authorized Signatory Mr.K.Mukunthan.

(b) Address: 17/35, Second Main Road, Gandhi Nagar, Adyar, Chennai – 600 020.

(c) Copy of registration certificate: Certificate of Incorporation Enclosed.

(d) Main objects:

1. To carry on the business of acquiring lands and buildings by purchase, lease or exchange or otherwise, developing such lands, buildings and other building complexes by raising, constructing, altering or in any other way exploiting the buildings and to construct office complexes, apartments, flats and to deal in office complexes, office apartments, flats and others by way of sale or by way of letting out such offices, apartments, flats.

2. To sell, lease or mortgage or exploit such lands or any part of the such lands in any manner whatsoever as may be beneficial to the company.

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

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3. To carry on the business of builders, contractors, property developers, real estate agents, financiers and acquire land, buildings, offices, apartments, flats, in any manner whatsoever as may be necessary to carrying on the business aforesaid. To enter into agreement with the owners of buildings, flats and apartments and buildings complexes to provide basic facilities to act as caretakers of buildings to maintain common facilities like lifts, water supply, power supply to undertake repairs and other maintenance facilities in such buildings or building complexes to provide for security or any other service or services in respect of such buildings, flats and apartments or building complexes.

4. To carry on the business of generating, distributing, maintaining, servicing, selling, purchasing electrical energy either by way of setting up, erecting construction of wind power centers, wind mills, wind generator, motors and turbines of various types like wind mills with or without tails, weights, flats etc/ and enter into power purchase agreements with appropriate authorities for its sale and distribution of power/energy either for domestic or for other purposes.

5. To carry on the business of setting up production units for producing engineering components, special purpose machines, moulds, dies and other products either by using CAD/CAM/CAE or otherwise which are more associated with wind mills and turbines or various types like wind mills, turbines, motors, with or without tails, weights, flags or otherwise and other industries in general.

6. To enter into contractual relationship such as Franchise, Joint Venture, Technical; Collaboration, Strategic Alliance/Association with any other person(s) both in India and Abroad such as Laboratories, Corporations, Corporate Bodies, Government Departments and Non-profit institutions and all other such persons relating to and in the field of wind mills, wind energy producing centers, motors and turbines or various types like wind mills with or without tails, weights, flats or otherwise.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.:

Name: M/s.RAMANIYAM REAL ESTATES (P) LTD., Represented by its Authorized Signatory Mr.Mukunthan,
Address : No:17/35, Second Main Road,
Gandhi Nagar, Adyar ,
Chennai – 600 020.
Contact No : 9841271871
E-Mail ID : mukund@ramaniyam.com
PAN No. AAACR2276A



Mukunthan

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

A/C No.
AXIS BANK
Branch Office : No - 40, 2nd Main Road,
R.A.Puram, Chennai, Tamilnadu - 600 028.

For RAMANIYAM REAL ESTATES (P) LTD.
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Details of project land held by the applicant:

Block No. M – 13, 1st Avenue, Jawaharlal Nehru Road, Ashok Nagar, Chennai -600 083 in the land measuring about 6113.95 Sq. ft. comprised in T.S. No. 4 part (as per document), T.S.No. 4/14 (as per patta), Block No.31 of Kodambakkam Village , Mambalam Taluk , Greater Chennai Corporation, Zone – X , Division – 132.

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

Planning Permit No.14704, PP/NHRB/27/2022, dt:10.02.2022, vide CMDA File No.PP/NHRB/C/297/2021, issued by CMDA and Building Permit No.CEBA/WDCN10/00056/2022, dated : 15.02.2022 issued by Greater Chennai Corporation.

(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. – **Enclosed as Annexure.**

(viii) Agency to take up external development works, Greater Chennai Corporation Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**

(ix) Registration fee by way of a demand draft dated: 22-02-2022 drawn on Axis Bank bearing no. 267530 for an amount of Rs.29,000/- (Rupees Twenty Nine Thousand Only) calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish: -

2. We enclose the following documents namely:-

(i) Authenticated copy of the PAN card of the promoter: **Enclosed**.

(ii) Audited balance sheet of the promoter for the preceding financial year: **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: **Saledeed in the name of owners , Patta and Power of Attorney 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 : **NIL.**

(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: **Memorandum Of Understanding enclosed.**

(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

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

RAMANIYAM REAL ESTATES (P) LTD

proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan: **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.**

(vii) 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 **: Enclosed.**

(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: **Enclosed.**

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

(xi) The number and areas of covered parking available in the project: **Mentioned in the Carpet Area Statement.**

(xii) The number of open parking areas available in the project: **Mentioned in the Carpet Area Statement.**

(xiii) Details of undivided shares pertaining to the project: **Mentioned in the Carpet Area Statement.**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Enclosed as Annexure.**

(xv) 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: **Enclosed as a Separate Sheet.**

(xvi) A declaration in FORM "B": **Enclosed**

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

Dated:
Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

For RAMANIYAM REAL ESTATES (P) LTD.

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.