

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at **Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053, Comprised in Survey No.183/1 as per old Revenue Patta No: 1239, S.No. 182/5, 183/2G, 190/2A2 in Ward-B, Block-38, T.S.No.42 & T.S.No.43 situated at Ambattur Village, Ambattur Taluk, Chennai District, 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 : **Mrs. V.M. KALA**
- (b) Husband Name : **Mr. V. Mahalingam**
- (c) Occupation : **NA**
- (d) Permanent address: **# 1, Om sakthi Street, Ayappan Nagar, Ayapakkam, Chennai - 600 077**



(e) Photograph :

Pan No: EXHPK7235M

Cont no: 9361391869

Email id: kalamahalingam65@gmail.com

M. Kala
[Signature]
Roh Beh

RAHUL ASSOCIATES

[Signature]
Proprietor

- (b) Name : **Mr. M. BALASUBRAMANIAN**
 Guardian name : Mrs. M. Vanaja
 Occupation : Private sector- Warehouse executive
 Permanent address: # 1, Om sakthi Street, Ayappan Nagar,
 Ayapakkam, Chennai – 600 077



Photograph :

Pan No : BTCPB2284H
 Cont no: 9003238130
 Email id: mbala_1818@yahoo.com

- (c) Name : **Mr. M. RAMESH BABU**
 Guardian name : Mrs. M. Vanaja
 Occupation : Private sector - Supervisor
 Permanent address: # 1, Om sakthi Street, Ayappan Nagar,
 Ayapakkam, Chennai – 600 077



(f) Photograph :

Pan No : BUZPR3441J
 Cont no: 9677034633
 Email id: rameshfan@gamil.com

RAHUL ASSOCIATES

Proprietor

M. Kala
 M. Ramesh Babu

OR

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

- (a) Name : **M/s Rahul Associates rep by its Prop. Mr. R.R.SHRIDHAR**
- (b) Address : Old No.1403, New No. 44, H-Block, 15th Main Road, Anna nagar, Chennai – 600 040,
- (c) Copy of registration certificate: **NA** (Attached - GSTIN Certificate)
- (d) Main objects : The Main objective of the organization is Promoting and developing residential and Commercial buildings in Chennai and Tamil nadu.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

SINO	NAME OF THE PROPRIETOR	ADDRESS	PHOTO
------	------------------------	---------	-------

- | | | | |
|----|-------------------|--|---|
| 1. | Mr. R.R. SHRIDHAR | AM-16/55, 2976 D,
14 th Main Road, Anna nagar,
Chennai – 600 040.
Mob: 98415 76016
Email Id: rrs_0009@yahoo.co.in |  |
|----|-------------------|--|---|

(iii) PAN No.: AASPS2246N

(iv) Contact No: 98415 76016

- (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:

Escrow A/c No: 4912000100304201

IFSC Code: KARB0000491

Bank & Branch: Karnataka bank, Anna nagar, Chennai – 600 040.

M. Kala
M. Kala
M. Kala

RAHUL ASSOCIATES

Proprietor

Details of project land held by the applicant: Plot Extent:- 379 Sq.mtr. as per document & 380 sq.mtr as per Patta (Total -9 units (Residential Flats -2 Bhk)

"Project Name: MAHAVANAM" Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053.

si no	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)) (sq.m)	TOTAL Built up AREA (sq.m)	UDS LAND AREA (sq.m)	CATEGORY	Allotted to
1	1	A1	2BHK	65.04	91.93	42.09	Residential	Land Owner
2	1	B1	2BHK	64.60	91.66	41.97	Residential	Land Owner
3	1	C1	2BHK	64.32	92.34	42.28	Residential	Builder
4	2	A2	2BHK	65.04	91.93	42.09	Residential	Builder
5	2	B2	2BHK	64.60	91.66	41.97	Residential	Builder
6	2	C2	2BHK	64.32	92.34	42.28	Residential	Land Owner
7	3	A3	2BHK	65.04	91.93	42.09	Residential	Builder
8	3	B3	2BHK	64.60	91.66	41.97	Residential	Builder
9	3	C3	2BHK	64.32	92.34	42.28	Residential	Land Owner
Total				581.88	827.78	380.00		

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

1. Building Permit :- Greater Chennai Corporation, Ambattur, - enclosed

2. Planning Permit:- :- Greater Chennai Corporation, Ambattur, - enclosed

M. Kalan
M. Kalan
M. Kalan

RAHUL ASSOCIATES
R. A. R. R.
Proprietor

- (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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

S.No	Site Address	Project Details			Current Status of the Project	Case Pending	Payment Pending
		Built up Area in Sq.mtr	Type of Constructions	No. of Flats			
1	2015-16 VEL-PRAVAHAM Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2	THE WHITE FILEDS Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai -53	783	STILT +3 Floors 2 BHK FLATS	8	Completed	NIL	NIL
3	SUBBULAKSHMI 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
4	PENTA GARDEN NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28	Completed	NIL	NIL
5	POTHUNDY ANUGRAHA DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH-53	621	STILT + 3 Floors 2 BHK FLATS	6	Completed	NIL	NIL

M. Kalla
M. Kalla
M. Kalla

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Proprietor

2016-17**SAI BRINDAVAN**

SECOND CROSS, 8TH ST.,
VAISHNAVI NAGAR,
THIRUMULLAIVOYAL,
CHENNAI-109

818

STILT+2 Floors
2 BHK FLATS

10

Completed

NIL

NIL

SRI NIVASAM

42/24, NEW CENTURY
COLONY,
HOSPITAL ROAD,
AMBATTUR, CHENNAI -58

419

STILT +2 Floors
2 BHK FLATS

6

Completed

NIL

NIL

KRISHNA VILAS

C-98, CRESCENT ROAD,
THIRUVENGADAM NAGAR,
AMBATTUR, CHENNAI -53

802

STILT +4 Floors
2 BHK FLATS

8

Completed

NIL

NIL

2017-18**KAILASH VILA**

PLOT NO.88, TNEB
COLONY,
GNANAMURTHY NAGAR,
PATTRAVALAKKAM,
MENAMBEDU, CHENNAI -
600 053.

465

STILT + 2 Floors
2 BHK FLATS

4

Completed

NIL

NIL

SHREENIVAS

PLOT NO. 3A, BHARATHI
STREET,
RAMNAGAR,
AMBATTUR, CHENNAI -600
053

312

GROUND + 1 FLOOR
2 BHK FLATS

3

Completed

NIL

NIL

SAI SANGEETH

C-100, CRESCENT ROAD
THIRUVENGADAM NAGAR,
AMBATTUR, CHENNAI -
600 053.

782

STILT + 3 FLOORS
3 BHK FLATS -2 Nos
2BHK -6 Nos

8

Completed

NIL

NIL

MENAMBEDU

NO.60, MADHAVI STREET,
MENAMBEDU,
AMBATTUR, CHENNAI -
600 053.

GANGA

319

STILT + 2 FLOORS

4

Completed

NIL

NIL

CAUVERY

374

STILT + 2 FLOORS

4

Completed

NIL

NIL

YAMUNA

308

STILT + 2 FLOORS

4

Completed

NIL

NIL

GODAVARI

283

STILT + 2 FLOORS
ALL 2 BHK FLATS

4

Completed

NIL

NIL

RAHUL ASSOCIATES

Proprietor

M. Kala
M. Kala
M. Kala

2018-19

VKN-SION

NO.C-69A&B, WEST END
ROAD
TIRUVENGADAM NAGAR,
AMBATTUR. CHENNAI -53

829

STILT + 4 FLOORS
2 BHK FLATS

8

Completed

NIL

NIL

2

KAILASH

NO.191, SUNDARAM
STREET,
GNANAMURTHY NAGAR,
AMBATTUR,

CHENAI - 53

542

STILT = 2 FLOORS
2 BHK FLATS

6

Completed

NIL

NIL

2019-20

PADMAAVATHY

NO.84, SRI BALAJI NAGAR
EAST,
KALLIKUPPAM,
AMBATTUR,
CHENNAI - 53

392

STILT + 2 FLOORS

6

Completed

NIL

NIL

2.

KINGS COURT

PLOT NO.10, 9TH AVENUE,
BANU NAGAR, PUDUR,
AMBATTUR,

718

STILT + 4 FLOOTS

8

Completed

NIL

NIL

2020-21

NANDHI GARDENS

PLOT No.18,19&20,
MASILAMANEESWARAR
STREET,
AMBATTUR, CHENNAI

1403.15

STILT + 4 FLOORS &
5th FLOOR -PART

19

Completed

NIL

NIL

2

SHANTHI NILAYAM

PLOT NO 2, Door No.5/22,
1ST MAIN ROAD.
NAVARATHNA GARDEN
EKATTUTHANGAL,
CHENNAI - 32

1031.51

STILT +3 FLOORS

9

UNDER
CONSTRUCT
ION

RAHUL ASSOCIATES

Proprietor

M. Kala
M. Kala
M. Kala

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

- (ix) Registration fee by way of a demand draft dated NEFT / 000121707872 drawn on [CIC], Anna nagar, Branch bearing no. _____ for the amount of Rs. 14,657 /- calculated as per sub-rule (3) of rule 3;
- (x) 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; **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; **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; **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; **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 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; **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**

RAHUL ASSOCIATES

Proprietor

M. Kala
M. Kala
M. Kala

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;

- Water Supply : Source from Bore Water & Metro Water.
- Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.
- Solid Wastage Disposal : The Solid wastes which are collected from apartments are disposed through corporation.
- Renewable Energy : We are providing Solar Panel in terrace.
- Fire Fighting & Emergency Services : It will be only applicable for MSB and not apply for this Building.

(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; Covered Car Partking : **-5 Nos**

(xii) the number of open parking areas available in the project; Only T/W parking - 9 Nos

RAHUL ASSOCIATES

M. Kala
[Signature]
Rohit Bala

[Signature]
Proprietor

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

Project Name: "MAHAVANAM" Plot No.28, 2nd Street, Samdhariya Nagar, Ambattur, Chennai - 600 053,

Flats allotted to Land Owner:

SINO	FLOOR	FLAT NO	TYPE	Built up area in Sq.mtr	UDS in Sq.mtr
1	1	A1	2 BHK	91.93	42.09
2	1	B1	2 BHK	91.66	41.97
3	2	C2	2 BHK	92.34	42.28
4	3	C3	2 BHK	92.34	42.28
				368.27	168.62

Flats allotted to Builder / Developer:

sSINO	FLOOR	FLAT NO	TYPE	Built up area in Sq.mtr	UDS in Sq.mtr
1	1	C1	2 BHK	92.34	42.28
2	2	A2	2 BHK	91.93	42.09
3	2	B2	2 BHK	91.66	41.97
4	3	A3	2 BHK	91.93	42.09
5	3	B3	2 BHK	91.66	41.97
				459.52	211.40

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

M. Kala
M. Kala
M. Kala

RAHUL ASSOCIATES

[Signature]
Proprietor

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:

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.
Architect / L.S.	RAMSON ASSOCIATES 72&73, "SRISHAS" Siruvallur high road, Perambur, Chennai – 600 011	RA/Gr.III/19/03/2018 on 08.03.2019 valid up to 07.03.2024	ramson014@yahoo.com & 7200077999
Structural Engineer	C. KANNAN No.21, Plot no. 257-w, Flat No.2B, Utopia Apartments, 2 nd Floor, 4 th Main Road, Indira Nagar, Chennai – 600 020	SE/GR-I/19/02/002 on 11/02/2019 valid up to 10.02.2024	kannankds2007@gmail.co m & 9841249815
Geo-Tech Expert	G.MANOJ KUMAR GLOBE GEOTECHNIQUES 17/10,Vinayagapura m, Illrd Street, MMDA Arumbakkam, Chennai – 600 106	GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024	manojkumargad@gmail.co m & 9994712791

M. Kala
M.K.
M.K.B.L

RAHUL ASSOCIATES
RAHUL
Proprietor

er/Builder	Mr. R.R.SHRIDHAR RAHUL ASSOCIATES AA-117, Shanthi colony, Anna nagar, Chennai -600 040	RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024	<u>Rahulassociates27@yahoo.</u> <u>com</u> & 9841576016
Site Supervision Engineer	R.ANANDHAN No.316, 16 th Street, NSK Nagar, Arumbakkam, Chennai – 600 106	CE/19/03/029 On 08/03/2019 valid up to 07.03.2024	anandhan.dce@gmail.com, & 9841725191

(xvi) a declaration in FORM 'B'. Enclosed

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

Dated:

Place:
Chennai

RAHUL ASSOCIATES


Proprietor

Yours faithfully,
Signature and seal of the applicant(s)

M. Kala

M. K. Bal

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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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

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.

