

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
 Chennai

Sir,



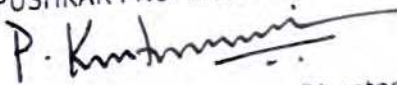
We hereby apply for the grant of registration of our project to be set up at Door No.H-17 & H-18, TNHB East Avenue, Korattur, Chennai - 600 080, Survey No. 1176 (part), 1178 (part) and 1179 (part), T.S. No. 67/3, Block No.80, Ward No. E, situated at KORATTUR Village, Ambattur Taluk, Chennai District, Tamil Nadu.

I. The requisite particulars are as under: -

1) Status of the applicant : INDIVIDUAL

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. S. BALU, S/o. Mr. R. Subbarayan, Retired Bank Manager Plot No.2, Door No. 1-A, 1st Floor, Diwakar Street, Bharani Colony, Saligramam, Chennai - 600 093; 9962658307 sbalusbi@gmail.com ADSPB7711Q	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. T. U. KRISHNAMURTHY, S/o. Mr. Umamaheswaran Retired H17B, East Avenue, Korettur, Chennai - 600 080 9444475486 strichyk@yahoo.com.au BPYPK8602Q	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. G. SHANMUGANATHAN, S/o Mr. Guruswamy, Retired Flat no. H -17-C, East Avenue, Periyar Nagar, Korattur, Chennai - 600 080; 9840377812 gsnesab@gmail.com AAMPS2705E	

For PUSHKAR PROPERTIES PVT. LTD.


 Director

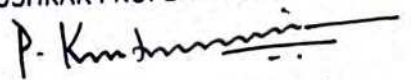
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. VIVEKANAND TIWARY, S/o. Late Mr. Babulal Tiwary, Service 18100 NE 95th St, Apt RR 2085, Redmond WA 98052, USA; 9342548700 narayanant40@gmail.com ABRPT9833C	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Ms. KANAKALATA NARAYANAN, D/o. V.T. Narayanan, Service Flat No. B-5/G04, Elita Promenade, JP Nagar 7th phase, Bangalore - 560 078; 9342548700 nklata2@gmail.com AACPN9964C	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. PHILIP PREM KUMAR FERNANDEZ, S/o Mr. S. M. Franco Fernandez, Service No. 10/85, 6th Street, Poombuhar Nagar, Chennai - 600 099; 9840036124 phi_fer2002@yahoo.com CUBPP9421K	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. SRINATH NARAYANAN, S/o. Mr. V. T. Narayanan Flat Service No. B-5/0104, Elita Promenade, JP Nagar 7th phase, Bangalore - 560 078; 9342548700 srinath72in@gmail.com AANPN4474C	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. T.V. SUJATHA, W/o. Mr. T.T. Krishnakumar & D/o. Home Maker Late Mr. T.R. Vivekananthan, No. 47/14A, Valmiki Street, East Tambaram, Chennai - 600 059; 9840059638 loksar@rediffmail.com ANYPS0976L	

For PUSHKAR PROPERTIES PVT. LTD.

P. Krishnamoorti
Director

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. K. PANDIARAJAN, S/o. Mr. Kuppuraj, Retired Flat no. H -18 - B, East Avenue, Periyar Nagar, Korattur, Chennai - 600 080; 9840183914 naveenr2323@gmail.com AFVPP7749D	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. S. SUSILA, W/o. Late Mr. K. Subramanian, Home Maker Flat No.H-18- C, East Avenue, Periyar Nagar, Korattur, Chennai - 600 080; 9445407930 kasivish@hotmail.com IWFPS3312Q	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. S. KASI, S/o. Late Mr. K. Subramanian, Service Flat No. H-18- C, East Avenue, Periyar Nagar, Korattur, Chennai - 600 080; 9845514211 kasivish@hotmail.com AQSPK2019D	
Name Father's/Husband's Occupation Permanent address Contact No. Email ID PAN	Mrs. NACHAMMAI, W/o. Mr. Shanmugasundaram, D/o. Late Mr. K. Subramanian, Home Maker Flat no. H-18-C, East Avenue, Periyar Nagar, Korattur, Chennai - 600 080; 9488302175 kasivish@hotmail.com BHQPN9279Q	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. R. MYTHILI, W/o. Mr. C. V. Giridhar, Service No. 20904, Winola Terrace Ashburn, VA 20147, USA, 9597199379 ramanicvr@gmail.com AAFP7902C	

For PUSHKAR PROPERTIES PVT. LTD.



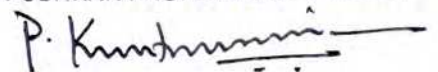
Director

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. S. VARADARAJAN, S/o. Mr. D. Sundaram, Retired No. W – 231, 12th Street, Anna Nagar West Extension, Chennai – 600 101; 9841608518 varadarajan.sundaram@yahoo.co.in AAAPV1185B	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. S. JOTHIMANI, W/o. Mr. P. N. Ravishankar, Service No. 73, 3rd Cross Street, Thirumalai Nagar, Puthagaram, Chennai – 600 099 9840443382 ravishankarpn@gmail.com BDMPJ8382C	

(ii) B. Status of the applicant : Private Limited Company

(a) Name	PUSHKAR PROPERTIES (P) LTD
(b) Address	"ETHIRAJ HOUSE" F-205, New No.26, 1st Street, Anna Nagar East, Chennai – 600 102. Tel: 044 43410802 gomathi@pushkarproperties.in
(c) Copy of registration certificate	U70101TN2003PTC050242
(d) Main objects:	To Purchase, acquire, take on lease, develop and sell land and buildings and to act as real estate agents
	To carry on the business of promoters of land development and housing schemes.
	To carry on the business of Developers, Builders and Contractors of residential buildings and apartments, commercial complexes, public utility buildings, industrial buildings and structures.

For PUSHKAR PROPERTIES PVT. LTD.

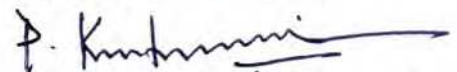


Director

(e) Name, Address & Photograph of the Directors:

Sl. no.	Name & Address	Photograph
1.	Pushkar Properties P Ltd P. KRUTHIVAS - Director No.28, New No.10, "R" Block, Annanagar, Chennai- 600 040. Mob: 9884477117 vas@pushkarproperties.in PAN No. AAOPK5158K Audit Report - N.A.	
2.	Pushkar Properties P Ltd K. SANGEETHA - Director No.28, New No.10, "R" Block, Annanagar, Chennai - 600 040. Mob:9884379997 papni_81@yahoo.com PAN No. ADNPNV5770G Audit Report - N.A.	
(iii) PAN No. of the Company		AACCP8432A
(iv) 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		State Bank of India SME Branch, T. Nagar, Chennai - 600 017. A/c No.40786951113
(v) Details of the project land held by the applicant		Residential apartments of Stilt plus Four Floor with 22 dwelling units at Door No.H-17 & H-18, TNHB East Avenue, Korattur, Chennai - 600 080, Survey No. 1176 (part), 1178 (part) and 1179 (part), T.S. No. 67/3, Block No.80, Ward No. E, situated at KORATTUR Village, Ambattur Taluk, Chennai District, Tamil Nadu.
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: CMDA PLANNING PERMIT NO: BUILDING PERMIT NO		- COPY ATTACHED - PP/NHRB/339/2021 A & B dated 29.11.2021 CEBA/WDC/N07/00050/2022 dated 10.02.2022

For PUSHKAR PROPERTIES PVT. LTD.

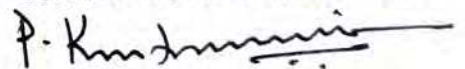

Director

(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.	- LIST ATTACHED -
(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	- SELF DEVELOPMENT -
(ix) Registration fee Residential more than 60 sq.mt. Rs.20/- per sq.mt. calculated as per sub-rule (3) of rule 3;	FSI- 2877.73 sq.mt. @ Rs.20/- per sq.mt. Rs.57,555/- Rs.58,000/- VIDE NEFT CANARA BANK REF.NO. P041220152846245

2. I/we enclose the following documents

i. Authenticated copy of the PAN card of the promoter;	- Attached -
ii. Audited Balance sheet of the promoter for the preceding financial year	- Attached -
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;	- Attached -
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;	- Attached -
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;	

For PUSHKAR PROPERTIES PVT. LTD.



Director

P. K. _____

Director

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;	- Attached -
xvi. A declaration in FORM 'B'.	- Attached -

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

Place: Chennai
Dated: 14.02.2022

Yours faithfully,

For PUSHKAR PROPERTIES PVT. LTD.

P. Kumbharani
Director

17/A x S. Bala

17/B x S. V.

17/C x R. Sharmagan

Calendulab

Antyos

Sh...

S...

17/D - S...

Whitney

18/A x S. Surita

18/B x S. Kari

18/C x S. Nachammai

18/D x S. Varad

18/E x S. Varad

18/F x S. Varad

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](#)



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.

