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RE REGULATORY RECORD

RERA Document

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

27 JUL 12356 TNRERA

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 TNHB Block No.187, New No. 352, 4th Avenue, Santhi Colony, Annanagar West, Chennai - 600 040, comprised in O.S. No. 227/4(part), T.S. No.126/1, Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, Tamil Nadu.

I The requisite particulars are as under: -

II Status of the applicant : INDIVIDUAL

Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. **O. A. RADHAKRISHNAN,** S/o. Mr. O. Arumugam, Retired Flat No. 187/1, Block No.187, Nalanda flats, 4th Avenue, Santhi colony, Anna Nagar, Chennai - 600 040; 9176281982 shankrishna19822014@gmail.com AFMPR1673R	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. **D. PRABHAKAR,** son of Mr. C. Dorairaj, Service Flat No. 187/2, Block No.187, Nalanda flats, 4th Avenue, Santhi colony Anna Nagar, Chennai - 600 040; 9884012727 chandiniprabu@gmail.com ACIPP8510E	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. **T. K. SRINIVASAN,** son of Mr. T. S. Kannudurai, Retired Flat No. 187/3, Block No.187, Nalanda flats, 4th Avenue, Santhi colony, Anna Nagar, Chennai - 600 040; 9789068567 mohanakrishnan810@gmail.com, ARKPS3393M	

For PUSHKAR PROPERTIES PVT. LTD.

Director

Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. **S. RAJAKUMARI**, W/o. Mr. P. Srinivasan, Home Maker Flat No. 187/4, Block No.187, Nalanda flats, 4th Aavenue, Santhi colony, Anna Nagar, Chennai–600 040, 9884147782 sjaysiv@gmail.com BGIPR3702H	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. **S. RAJARAMAN**, S/o. Mr. P. Srinivasan, Service No. 42 Beaconfield road, Plymouth, U.K. PL23LD, 9962626412 sjaysiv@gmail.com DXHPR5747A	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. **S. JAYANTHI**, W/o. Mr. Sivakumar Home Maker Flat No. 1-A, Sri Durga Akshadha, No. 38, State Bank Colony, Perambur, Chennai – 600 011; 9962626412 sjaysiv@gmail.com BBBPJ7603P	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. **ARCHANA SRINIVASAN**, W/o. Mr. Sandeep Krupakaran Home Maker H. No. 10-2-53, Plot No. 112, Road No. 3, West Marredpally, Secunderabad, Nehru Nagar, Hyderabad, Telangana – 500 026; 9704424321 sjaysiv@gmail.com BLEPS5902B	
Name Father's/Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. **M. PRAVEEN**, S/o. Mr. P. Manickam, Business Flat No. 187/6, Block No.187, Nalanda flats, 4th Avenue, Santhi colony, Anna Nagar, Chennai – 600 040; 9884493917 mpraveen@gmail.com CRGPP7604E	

S. Jayanthi S. Rajakumari M. Praveen

For PUSHKAR PROPERTIES PVT. LTD.

R. Kumaresan

Director

II. Status of the applicant : Private Limited Company

(a) Name	PUSHKAR PROPERTIES (P) LTD
(b) Address	Flat No. 1 –A, Pushkar's K.V. Residency, Old No. 3, New No. 51, F-Block, 2nd Main Road, Anna Nagar East, Chennai – 600 102. Tel: 044 43410800 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.

(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: 9884002373 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. ADNPV5770G** Audit Report – N.A.	

D. Par
S. Rajakumari
M. Parveen

For PUSHKAR PROPERTIES PVT. LTD.

P. Kruthivas

Director

I.	PAN No. of the Company	AACCP8432A
II.	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	Canara Bank Branch: Habibullah Road Branch Chennai. A/c No: 120001547139
III.	Details of the project land held by the applicant	Residential apartments of Stilt plus Four Floor with 8 dwelling units at Block No.187, New No. 352, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S.No.227/4 (part) T.S.No.126/1), Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District.
IV.	Details of Approval obtained from Various Competent Authorities for commencing the Project: CMDA PLANNING PERMIT NO: BUILDING PERMIT NO:	- COPY ATTACHED – PP/NHRB/C/126/2022 dated 29.04.2022 CEBA/WDC N08/00190/2022 dated 28.06.2022
V.	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 -
VI.	Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	- SELF DEVELOPMENT -
VII.	Registration fee Residential more than 60 sq.mt. Rs.20/- per sq.mt. calculated as per sub-rule (3) of rule 3;	FSI– 1077.90 sq.mt. @ Rs.20/- per sq.mt. Rs.21,558/- Rs.22,000/- VIDE NEFT REF.NO. P203220181061172

For PUSHKAR PROPERTIES PVT. LTD.

S. Rajalekumari

H. Prayeen

Director

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;	
	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;	- Attached –
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;	- N.A. –
vii.	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;	- Attached –

S. Rajalekumari

M. Praveen

For PUSHKAR PROPERTIES PVT. LTD.

Director

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; (Google Image with site location) with GPS Coordinates	- Attached -
ix.	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	- Attached -
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;	- Attached -
xi.	the number and areas of covered parking available in the project;	
xii.	the number of open parking areas available in the project;	
xiii.	Details of Undivided Shares pertaining to the project	
xiv.	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	- N.A. -
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.

Yours faithfully,

Place: Chennai
Date: 25.07.2022

For PUSHKAR PROPERTIES PVT. LTD.

Director

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.