Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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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,
Gandhi Irwin Bridge Road,
Chennai-600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Plot No-80, East Arasamaram Lane, Aminjikarai, Chennai-600029, Egmore Nungambakkam Taluk, Chennai District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant - Individual

(ii) (a) Name – N.RATHINAM

(b) Father's Name – P.Nagaiah Gounder

(c) Occupation – Flat Promoters

(d) Permanent address – (S2) 34, Bakkiathammal Nagar 4th Cross Street, Padi, Ch-50

(e) Photograph – Enclosed

Joint Venture Scheme – Land Owners Name:

1. Deenadayalan – PAN : BIAPD5796F
2. S.Ravichandran – PAN : CFXPR3369K
3. S.Ganesh Moorthy – PAN : AZNPG3033F

All are residing at No-80, Door No-5, East Arasamaram Street, Aminjikarai, Chennai-29,

Photocopy enclosed

(iii) PAN No – adupr1787j

S. Deenadayalu
S. Ganesh Murthy
N. Rathinam

(iv) Name and address of the bank – IDBI, Mogappair

(v) Details of project land held by the applicant – Enclosed Approval drawing

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project – Greater Chennai Corporation

(vii) New

(viii) Not applicable

(ix) Registration fee by way – G Pay for an amount of Rs. 7000/- calculated as per sub-rule (3) of rule 3;

(x) Nil

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 **Joint Venture Scheme - Copy 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 **General Power of Attorney Ratio 60% - Copy Enclosed**

(v) **joint development agreement**

(vi) Approval Plan , Planning Permit and Building Permit 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.

(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.

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

(x) Not applicable

(xi) 15 Two Wheeler parking – Area -212.76Sqm

(xii) Nil

(xiii) Details of Undivided Shares pertaining to the project – 60% UDS

(xiv) Nil

(xv) Builder – N.Rathinam,(Proprietorship), selvanagendrabuilders@gmail.com, 9444010460

Structural Engineer – N.Tamilvanan, bwstructuraldesign@gmail.com, 9677044466

Architech – V.S.Rathika, rbrrathika@gmail.com, 9444206110.

Geo Technical Engineers – K.Ramalingam, info@geoenggservices.com, 9841226220

(xvi) a declaration in FORM 'B'.

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

Dated:

Chennai

Yours faithfully,

Signature and seal of the applicant

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.