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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

Date :

20 JUL 2022
12040

To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, CMDA Tower 2,
Gandhi Irwin Bridge Road, Ansari Estate,
Egmore, Chennai – 600008.

Sir,

I, hereby apply for the grant of registration of my project to be set up at

Door No 2/4, Mount – Poonnamalli High Road, Ramapuram, Chennai 89 comprised in S Nos 151/1A2, 151/2B & 151/2C of Ramapuram Village, Ambattur Taluk, Thiruvallur District within the Corporation limits of Chennai for the proposed construction of High Rise Building for Commercial (Office) use building having extended Basement Floor + Stilt floor part cum G floor part + 1 to 8th Floor.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:

Partnership Firm

(ii) In case of individual – **Not Applicable**

(a) Name b. Father's Name c. Occupation d.Permanent address e. Photograph **OR**

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

i	Name	**M/s. Gupta and Company – A partnership firm**
ii	Address	**No 26 & 27, Morrison 1st Street,** **Alandur, Chennai 600 016** **Email : vp@drguptaco.com / fcrsvpitm@gmail.com** **Mobile No : 9884396041/6264936574**

For GUPTA & COMPANY

Authorised Signatory

iii	Copy of registration Certificate	**Deed of Partnership - Enclosed separately & GST Registration of Firm enclosed separately**
iv	Main objects	Among other things including trading, the firm will engage in activities in real estate including undertaking building construction and other infrastructure development and to deal in building materials.
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	**Names of the Partners** **1. Dr Surender Kumar Gupta** **2. Mrs Shagun Gupta** **3. Mr Ashsis Gupta,** **4. Mrs Shweta Gupta** (1)  (2)  (3)  (4) 
vi	PAN No.	**AAAFG0361L**

(iii) 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 :

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For GUPTA & COMPANY

Authorised Signatory

2.	I enclose the following documents in triplicate, namely:-	
1	Authenticated copy of the PAN card of the promoter	**Enclosed separately.**
2	Audited balance sheet of the promoter for the preceding financial year	**Enclosed separately**
3	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	**Copy of the Legal title of the Land (Ownership) document alongwith Patta copy is enclosed for ready reference.**
4	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	**Encumbrance Certificate is enclosed separately.**
5	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	**Promoter is the owner of the land and hence not applicable**

For GUPTA & COMPANY

Authorised Signatory

(iv) Details of project land held by the applicant :

Building Project upcoming at Door No 2/4, Mount – Poonnamalli High Road, Ramapuram, Chennai 89 comprised in S Nos 151/1A2, 151/2B & 151/2C of Ramapuram Village, Ambattur Taluk, Thiruvallur District within the Corporation limits of Chennai for the proposed construction of High Rise Building for Commercial (Office) use building, having extended Basement Floor + Stilt floor part cum G floor part + 1 to 8th Floor.

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project:

1. **CMDA Approval vide letter No C3 (N)/ 0096/2019 dated 14.05.2020**
2. **Planning Permit No 13220 dated 14.05.2020**
3. **Building Plans duly stamped by GC Corporation**
4. **Building Permission No CEBA/WDCN11/00202/2020 of Greater Chennai Corporation.**

(vi) 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

Nil – Declaration filed separately.

(vii) Agency to take up external development works .....Local Authority (exact authority or any agreement to the Authority) / Self Development :

The Greater Chennai Corporation is the Agency doing external development works. The works in terms of Road, Water, sewage disposal is already being serviced in the area by the Corporation and the Electricity will be provided by the Tangedco. A separate Declaration for the Development Works is enclosed separately.

(viii) Registration fee by way of a **demand draft** / ~~UTR~~.No. 064269 dated 16.07.2022 drawn on PUNJAB & SIND BANK bearing no. _____ for an amount of Rs. 2,86,900/- calculated as per sub-rule (3) of rule 3;

(ix) Any other information the applicant may like to furnish. Nil

For GUPTA & COMPANY

Authorised Signatory

10	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 separately as part of Area Statement**
11	The number and areas of covered parking available in the project	As per Area Statement enclosed separately.
12	The number of open parking areas available in the project	As per Area Statement enclosed separately.
13	Details of Undivided Shares pertaining to the project	As per Area Statement enclosed separately.
14	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	**Nil – Not applicable as we are not engaging any agent at this stage.**
15	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;	**Enclosed separately along with relevant details.**
16	A declaration in FORM 'B'	**Enclosed separately in Rs 20/- stamp paper as per Format**

For GUPTA & COMPANY

Authorised Signatory

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	1. CMDA Approval vide letter No C3 (N)/ 0096/2019 dated 14.05.2020 2. Planning Permit No 13220 dated 14.05.2020 3. Building Plans duly stamped by GC Corporation 4. Building Permission No CEBA/WDCN11/00202/2020 of Greater Chennai Corporation
6	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	1. Building Plan as shown above. 2. Specification of the proposed project is enclosed as per Draft Brochure at Annexure
7	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 separately
8	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 separately.
9	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	1.Proforma of Allotment Letter 2.Proforma of Sale Agreement 3.Proforma of Conveyance Deed All 3 are enclosed separately.

For GUPTA & COMPANY

Authorised Signatory

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

Date: 09.07.2022
Place: Chennai

Yours faithfully,

For GUPTA & COMPANY

Authorised Signatory

(Ashish Gupta)

Signature and seal of the applicant(s)

(Name of Authorised Partner)

Seal of the Firm

Encl: As above.

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.