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DIGITALLY VERIFIED RECORD

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECTS

To

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

05 SEP 22
13639

Sir,

I/We hereby apply for the grant of registration of our project to be set up at **"SHRI GUGA APARTMENTS" Plot No's.136, 137& 138, Door No.25,27,29, Block-A & Block-B, 3rd Main Road, M.R. Nagar, Kodungaiyur, Chennai-600051. Perambur Taluk, Chennai District, Tamil Nadu State.**

1. The requisite particulars are as under:-

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

Proprietorship Firm- **M/s. V.R. Modern Promoters** represented by its Proprietor **Mr. R. Sridhar Rajan, S/o. Late V. Rajamani**

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

OR

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

(a) Name : **M/s. V.R. Modern Promoters** represented by its Proprietor **R. Sridhar Rajan**

(b) Address : **No.16, Om Muruga Apartment, Teachers Colony Main Road, Kodungaiyur, Chennai - 600118**

(c) Copy of registration certificate : **RD/2022/08/2045 (Copy Attached)**

(d) Main objects : The Main objective of the organization is promoting And developing residential and commercial buildings.

(e) Name, photograph and address of chairman of the governing body /partners / directors etc.

- Name : **R. Sridhar Rajan**
- Father's Name : **V. Rajamani**
- Occupation : **Business – Flat Promoter**

For V.R.MODERN PROMOTERS

R.SRIDHAR RAJAN, Proprietor

- Permanent address : **Old No.6B, New No.17, 2nd Cross Street, Gandhi Nagar, Kodungaiyur, Chennai-600118.**
- Mobile Number & Emai ID : **95000 45440** : **vrmodernpromoter@gmail.com**
- Photograph :



(iii) PAN No. **BTJPS4301K**

(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 in **CITY UNION BANK LIMITED, No.17/22A, Ganapathy Rao Nagar, Redhills Road, Chennai – 600099.**
Enclosed – Original Letter from the Bank

(v) Details of project land held by the applicant_____.
Land owners namely Mr.Vinayakamurthy, Mr.S.Muthukkumaran, Mr.S.Senthil Kumar, Mr.Mahendran and Mrs. S.Geetha (Registered as Document Nos.2905/1974 on 05.09.1974, 5842/2011 on 05.12.2011, 5843/2011 on 05.12.2011, 2908/1974 on 05.09.1974 – SRO Sembiam & Madhavaram) in favour of me the promoter to deal (including powers sell, to develop the said property, applying and obtaining permissions and approvals for sub-division and construction of flats) with the total land property measuring 7200 Sq.ft, Comprised in survey No.149/2, As per patta T.S.No's.128,126 & 127, Block No.38, Kodungaiyur Village, bearing Plot No's.136, 137& 138, Door No.25,27,29, Block-A & Block-B, 3rd Main Road, M.R. Nagar, Kodungaiyur, Chennai-600051.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:
Planning Permit No.PPA/WDCN04/05844/2022, dated 27/07/2022 of Greater Chennai Corporation.
Building Permit No.BA/WDCN04/04570/2022, dated 27/07/2022 of Greater Chennai Corporation.
Planning Permit No.PPA/WDCN04/05845/2022, dated 27/07/2022 of Greater Chennai Corporation.
Building Permit No.BA/WDCN04/04581/2022, dated 27/07/2022 of Greater Chennai Corporation.

For V.R MODERN PROMOTERS
Sridharrajan
R.SRIDHAR RAJAN, 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.
Enclosed – Company profile & Project Details List

(viii) Agency to take up external development works-
Self Development

(ix) Registration fee by way of a demand draft dated —— drawn online Payment bearing no. CIUBH22241042165 for an amount of Rs. 28000/- /- 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 – Photo copy of General Powers

(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 acopy 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 – Photo copy of Sale Agreements

(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 – Photo copies of the Sanctioned Plan

For V.R.MODERN PROMOTERS

Sridharrajan

R.SRIDHAR RAJAN, Proprietor

(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;
Not Applicable

(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;
Bore well, Metro water supply, Solar energy & Lift.

(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 – Photo copy of Land Survey

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
Enclosed – Draft of the Allotment Letter, Agreement for Sale Constructions Agreement and Conveyance Deed

(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 – List furnishing the details of the number, type and the Carpet area.

(xi) the number and areas of covered parking available in the project;
Details furnished in the above list.

(xii) the number of open parking areas available in the project;
Enclosed – Two wheeler parking area.

(xiii) Details of Undivided Shares pertaining to the project;
Enclosed – Details of Undivided shares.

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
Not Applicable

(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;
Enclosed – List furnishing the details of the Architect, Structural Engineer & Site Engineer

For V.R.MODERN PROMOTERS

Sridharrajan

R.SRIDHAR RAJAN, Proprietor

(xvi) A declaration in FORM 'B'.
Enclosed – Affidavit cum Declaration

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

Dated:12.08.2022
Place: Chennai

Yours Sincerely,

For V.R.MODERN PROMOTERS

R.SRIDHAR RAJAN, Proprietor

Signature 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

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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.