

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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FORM A
APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

Taluk
MADHAVARAM

District
CHENNAI

State
TAMILNADU

1. The requisite particulars are as under:-

(i) Status of the applicant PRIVATE LIMITED COMPANY

(ii) Applicant Details

In case of firm

(a) Name

M/S GSECURED REALITY PRIVATE LIMITED
(REPRESENTED BY DIRECTOR Mrs.C.MANJULA)
114 A & B, SPECTRUM MALL, PAPER MILLS ROAD
PERAMBUR, CHENNAI 600 011.

(b) Address

(c) Copy of registration certificate

GST # 33AAGCG5498M1Z0 (CERTIFICATE ATTACHED)
CIN # U70200TN2016PTC112400 (CERTIFICATE ATTACHED)
PAN# AAGCG5498M (COPY ATTACHED)
BUILDING CONSTRUCTION

(d) Main objects

(e) Director details

Name MRS.C.MANJULA
Address NO.10, PADMA NAGAR, 1ST STREET,
KOLATHUR, CHENNAI 600 099.

(iii) PAN No.

BAIPM5552Q

(iv) Name and address of the bank
or banker with which account in
terms of section 4 (2)(I)(D) of the
Act will be maintained

GSECURED REALITY PVT LTD RERA A/C
AXIS BANK, LAKSHMIPURAM
A/C # 922020046216031

(v) Details of project land held by
the applicant

7401714382/info@GsecuredReality.com
R.S.No.934/34 Part, T.S.No.56/2, Block No.11 and Ward B,
Madhavaram Village, Madhavaram Taulk, Door No. 936, Plot No. 160,
Perumal Koil Street, Madhavaram, Chennai 600060.



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



Greater Chennai Corporation
Town Planning Section
Planning Permit No & Date
RP/WDCN03/06455/2022 DI 02/08/2022
Building Permit No & Date
BA/WDCN03/05372/2022 DI 02/08/2022

(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 delays in its completion, details of cases pending, details of type of land and payment pending.

Director

For GSecured Reality Pvt. Ltd.
B. Manjula
No. 10, Padma Nagar, 1st Street,
Kolathur, Chennai - 600 099.

S.NO.	SITE ADDRESS	PROJECT DETAILS	CURRENT STATUS OF THE PROJECT
1	Plot No. 30&31, Thirumal Srinivas Nagar, Kathirvedu, Chennai - 600066	RESIDENTIAL Land Extent 1952 Sq ft., Construction Area of 2905 Ground +1	COMPLETED
2	No. 1327/16, 20 th Street, Poombuhur Nahar, Kolathur, Chennai - 600 099	RESIDENTIAL 1349 sq ft land extent total construction Area of 1625 SQ FT G+1	COMPLETED
3	New No. 9, Old no. 5, Coral Merchant Street, Muthialpet, George Town, Chennai - 600 001	COMMERCIAL Land Extent : 3380 Sq ft, Total construction 10115 sq ft Ground + 2 floor	COMPLETED
4	Vishranthi Homes, 4/227, MGR Salai, Palavakkam, Chennai - 41	Renovation Restoration of building 8500 sq ft	COMPLETED
5	Gokulam Apartment	Land Extent 3100 sq ft, constructed area of 8200 sq ft, 8 units of house Stlit +3	COMPLETED

(viii) Agency to take up external development works Authority Local

(exact Authority or any agreement to the Authority)

(ix) Registration fee by way of a demand draft dated 09.09.2022 drawn on BANK OF INDIA Bank, Kolathur Branch bearing no.014594 for an amount of **Rs.13610/-** (Rupees Thirteen Thousand Six Hundred Ten Only) calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. (NONE)

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

(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;

None

(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 and proposed to be developed;

For GSecured Reality Pvt. Ltd.

C. Man
Director

[Signature]



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Joint Venture Agreement Enclosed

(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

(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

Enclosed

(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

Enclosed

(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

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

Enclosed

(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

(xi)	the number and areas of covered parking available in the project	NIL
(xii)	the number of open parking areas available in the project	NIL
(xiii)	Details of Undivided Shares pertaining to the project	339 SQ.M (3649 SFT)

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project -

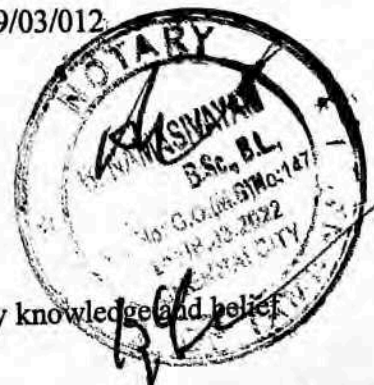
NO AGENTS

(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

	Names, Address , Phone & Email Id	
Structural engineers	Mr.P. Nagaraj, B.E. (Civil), Periyar Salai, Ayanavaram, Chennai- 23. Cell: 9445968274	No. 19/19,
Site engineers	MUTHU MARIAPPAN 1/93, Ist Main Road Kumaran, Nagar Chennai -82 9841630458, muthunikhil.80@gmail.com	
Geo Technical Engineers	G. MANOJ KUMAR GLOBE GEOTECHNIQUES, New No. 7, West Karikalan Street, Adambakkam, Chennai - 600 088 mobile: 9445315710/6381663653	
Contractor	M/S. Gsecured Reality Pvt Ltd, 114 A&B, Spectrum Mall, Paper Mills Road, Chennai - 11	

Registration details
RE/GR-II/19/05/071

GTE/19/03/012



(xvi) a declaration in FORM 'B' **Enclosed**

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

For GSecured Reality Pvt. Ltd.

C. Man

H. J. Jeyaraj

Dated 13 September 2022

Yours faithfully,

Place: Chennai

Signature and seal of the applicant

TRUE COPY

B. Namasivayam
B. NAMASIVAYAM R.S. ALM
Advocate Notary Public &
Commissioner of Customs
No: 340, 1 Perambur Road, Perambur
Chennai - 600 011
Cell 98891 42333



For GSecured Reality Pvt. Ltd.

C. Man
Director

July 2022

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

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



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.

