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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'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Chennai-600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at
Seevaram village, Sholinganallur Taluk, within Sub registration District of Neelankarai
and the Registration District of South Madras, State of Tamil Nadu.

(i) Details of the Applicants

1) a. Name:

M/s. Prece Grip Private Limited

b. Address:

SP 7A, Guindy Industrial Estate, Ekkattuthangal, Chennai – 600032

c. Copy of registration certificate:

Attached

CONTACT MOBILE
NO : 9600154098
JANSI

d. Main objects:

Construction, development and investment in Real Estate projects

2) a. Name:

SAS Construction Services LLP

b. Address:

SP 7A, Guindy Industrial Estate, Ekkattuthangal, Chennai – 600032

c. Copy of registration certificate:

Attached

d. Main objects:

Construction, development and investment in Real Estate projects

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

Copy enclosed

For PRECE GRIP PRIVATE LIMITED


Director

For SAS CONSTRUCTION SERVICES LLP


Designated Partner

(iii) PAN No.:

AAXFP5370K- SAS Construction Services LLP – Copy enclosed

Pan details of designated partners:

1. AIGPG5612E- Virendrakumar Gupta- Copy enclosed
2. AVKPS7495J- Harsha Skanda Sundaram- Copy enclosed
3. AADCT7279C- Toro Orso Capital Private Limited- Copy enclosed
4. AACPG1282A- Puneet Gupta- Copy enclosed
5. AACPG1279K-Virendrakumar Gupta- Copy enclosed

(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:

Name:

Address:

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

Plot No 21, Door no.17/7, Industrial Estate For Electrical, Electronic & Instruments Industries at Perungudi, Chennai-600096 comprised in S.No- 17/3 of Seevaram Village, within limit of Greater Chennai Corporation, Zone-14, Division-186.

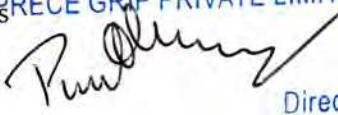
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:

The project is for development of land admeasuring 2047.69 sq.mtr (as per document), 1,900.00 sq.mtr (as per patta) and has been approved by CMDA vide approval order No.C/13148/IT/42/A to B/2020 dated 29.12.2020 and Greater Chennai Corporation vide Approval bearing no. PP/IND/S(BI)0389/2020 dated 29.12.2020 (Copies of approvals enclosed).

(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.

No new projects have been launched by SAS Construction Services LLP in the last 5 years

For PRECE GRIP PRIVATE LIMITED


Director

For SAS CONSTRUCTION SERVICES LLP


Designated Partner

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

Not applicable

(ix) Registration fee by way of a ^{NEFT} demand draft dated 29/12/2021 drawn on ICICI BANK

bearing no. 540071318 for an amount of Rs.95,000/-m calculated as per sub-rule (3) of rule 3;

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

All necessary details furnished

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter:

Copy enclosed

(ii) audited balance sheet of the promoter for the preceding financial year:

Copy enclosed

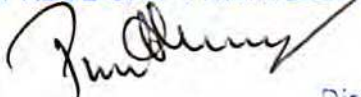
(iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person:

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:

The land is free hold and no encumbrances are there on the said land. The EC for the property up to date is enclosed.

For PRECE GRIP PRIVATE LIMITED


Director

For SAS CONSTRUCTION SERVICES LLP


Designated Partner

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(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:
Copy of Power of attorney executed by landowner in favour of M/s. SAS Construction Services LLP along with copies of title and other document reflecting the title of the owner is enclosed

(vi) 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;
Copy of Building permit and sanctioned plan enclosed. Building is under construction, completion certificate not applicable at this point of time.

(vii) 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:
Approved Building Plan along with specification enclosed

(viii) 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

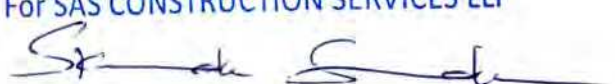
Copy enclosed

For PRECE GRIP PRIVATE LIMITED



Director

For SAS CONSTRUCTION SERVICES LLP



Designated Partner

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- (ix) 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 map reflecting the location of the land and the latitude and longitude of the end points of the project is enclosed.

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

Copy enclosed

- (xi) 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;

Copy enclosed

- (xii) Number and areas of covered parking available in the project:

Details of Covered parking			
Description	Stilt	Basement Floor	Total
Car	36	52	88
Two-Wheeler	128	48	176
Parking Area in Sq.mtr. in F.S.I	62.44	62.700	125.14
Parking Area in Sq.mtr. non F.S.I	1330.710	1292.47	2623.18

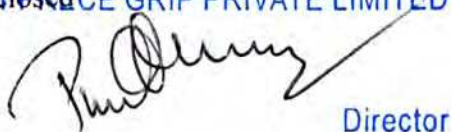
- (xii) The number of open parking areas available in the project;

No open parking available in the project

- (xiii) Details of Undivided Shares pertaining to the project:

Copy enclosed For PRACE GRIP PRIVATE LIMITED

For SAS CONSTRUCTION SERVICES LLP


Director


Designated Partner

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

The promoter does not propose to engage any real estate agent for the project.

- (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:

Copy enclosed

- (xvi) a declaration in FORM 'B':

Enclosed

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

Dated: .12.2021

Place: Chennai

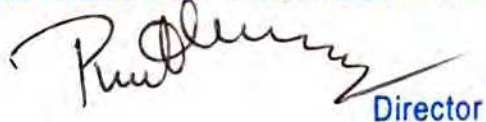
Yours faithfully,

For SAS CONSTRUCTION SERVICES LLP



Signature and seal of the applicant(s)
Designated Partner

For PRECE GRIP PRIVATE LIMITED


Director

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.

