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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No.1, 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 Plot No. 46&47, Old Door No.11, New Door No.16, 3rd Cross Street, Chinnaiah New Colony, Perambur, Chennai - 600011.

1. The requisite particulars are as under: -

(i) Status of the applicant	:	company
(ii) In case of firm companies		
(a) Name	:	Rajus Flat Promoters Pvt Ltd
(b) Address	:	"Rajus Gem", No.2/1, Navalar Nagar, Thirumangalam Road, Anna Nagar, Chennai – 600040. Contact No : 044 2618 2625, Email id : INFO@RAJUSFLATS.COM
(c) Copy of registration certificate	:	U45200TN2008PTC067481 (COPY ATTACHED)
(d) Main objects	:	Promoting Flats

(e) Name, photograph and address of the directors etc.

Directors

S.MADHUSUDAN (MANAGING DIRECTOR)
Address :No.1, Duraiarasan Street, Saligramam, Chennai – 600093.
Contact No: 98400 51512
Email Id : rajusmadhu@gmail.com

P. PRAMEELA (DIRECTOR)
Address :No.1, Duraiarasan Street, Saligramam, Chennai – 600093.
Contact No: 98400 51512
Email Id : rajusmadhu@gmail.com

(iii) PAN No :

RAJUS FLAT PROMOTERS PVT LTD PAN No: AADCR9648H

(COPY ATTACHED)

(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;

Bank Name: INDIAN OVERSEAS BANK
Address : 7 C, Arunachalam Road, Saligramam, Chennai- 600093.

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

Plot Nos: 46 And 47, Old Door No: 11, New Door No: 16, 3rd Cross Street, Chinnaiah New Colony (Previsouly Called As Vadivelu Mudali Street) Perambur, Chennai-600011.

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

Planning Permit: PPA/WDCN06/00566/2023

Building Permit: BA/WDCN06/00717/2023

(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.

Attached as Annexure

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

1. Greater Chennai Corporation has laid / maintained Tar Roads, Street Rights,
2. CMWSSB laid / maintained sewage and water supply lines

(ix) Registration fee by way of online NEFT transfer made on dated 06.02.2023 vide UTR Number : IOBAN23037368002 for an amount of Rs.15670/- 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;

Pan card of Rajus Flat Promoters Pvt Ltd is attached

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

Rajus Flat Promoters Pvt Ltd Audited Balance sheet for the financial year 2019-20, 2020-21, 2021-22.

(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 of patta along with property documents is attached.

(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;

Encumbrance certificate from 01.01.2022 to 03.02.2023 is attached.

(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 Joint Venture & General Power of Attorney is attached.

(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;

Copy of Planning permit no. PPA/WDCN08/08708/2022, Building permit no. BA/WDCN08/06284/2022, sanctioned plan, dated 30.08.2022 is attached.

(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;

Specification of the proposed project is attached.

(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;

Plan of development works:

a) Water Supply – Bore well and UG sump will be provided by us, CMWSSB water supply lines are available.
b) Sewage Disposal: Underground drainage facility provided by CMWSSB is available.
c) Solid Waste Disposal (Garbage) – Garbage will be collected by individual and the same will be disposed to local body
d) Renewable Energy – Solar Panel will be provided in Terrace.
e) Fire Fighting (for MSB) - NA
f) Emergency Evacuation Services (for MSB) – NA

(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;

Plot Nos: 46 And 47, Old Door No: 11, New Door No: 16, 3rd Cross Street, Chinnaiah New Colony (Previsouly Called As Vadivelu Mudali Street) Perambur, Chennai-600011.

Location Link:

https://goo.gl/maps/em7zKr2AQVpVcc8p9

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

Agreement of Sale and Construction Agreement is attached.

(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;

Carpet area details attached as annexure.

(xi) the number and areas of covered parking available in the project;

Seven numbers of covered car parking are available; each parking area will be 7' 3" x15' = 108 Sqft.

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

Nil

(xiii) Details of Undivided Shares pertaining to the project;

Details of undivided share is attached as annexure.

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

Nil

(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;

Contractors : Self

Architect : S.MADHUSUDAN
Address : No.1, Duraiarasan Street,
Saligramam, Chennai – 600 093.
Contact No : +91 98400 51512
E-Mail id : RAJUSMADHU@GMAIL.COM
Registration No. RE/GR-III/19/04/071 ON 11.04.2019

Structural Engineer: T. RAMAKRISHNAN
Address: No.378-A, East Main Road,
Anna Nagar West Extension,
Chennai - 600101
Contact No: +91 94440 10527
E-Mail id: VRTRKRISHNAN@GMAIL.COM
Registration No. LICENCED SURVEYOR CLASS – I NO: 2069

Site Engineer: C.HARI KRISHNAN
Address: No.11, Kanniyappan Street,
Eattiyappan Nagar, New Lakshmi Puram,
Kolathur, Chennai – 600099.
Contact No: 9551088441,
E-Mail id : HARIKRISHNAN0276@GMAIL.COM
Registration No. CE/19/05/248 on 10.05.2019

HAVC consultants : Nil

T.G. Engineers
T.G. Engineers Pvt Ltd
Address : NO.4, Anna Nagar, 1st Street,
Velachery, Chennai - 600042.
Contact No: 044 4233 4194
E-Mail id: TJENGINEERS@YAHOO.COM

(xvi) a declaration in FORM 'B'.

Attached

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

For RAJUS FLAT PROMOTERS PVT. LTD.

P. Rameeb
Director.

Dated: 08.02.2023

Place: Chennai.

Yours faithfully,

Signature and seal of the applicant(s)

Land Owners Signature

N. Ramesh.

1. N.RAMESH

malathi. S.

2. S.MALATHI

3. N.RAVI

N. Ravi

In case of firm companies

(a) Name	:	Rajus Flat Promoters Pvt Ltd
(b) Address	:	"Rajus Gem", No.2/1, Navalar Nagar, Thirumangalam Road, Anna Nagar, Chennai – 600040. Contact No : 044 2618 2625, Email Id : INFO@RAJUSFLATS.COM
(c) Copy of registration certificate	:	U45200TN2008PTC067481 (COPY ATTACHED)
(d) Main objects	:	Promoting Flats
(e) Mobile No & Email id	:	+91 98400 51512 & INFO@RAJUSFLATS.COM

(f) Name, photograph and address of the directors etc.

Directors



S.MADHUSUDAN (MANAGING DIRECTOR)
Address :No.1, Duraiarasan Street, Saligramam, Chennai – 600093.
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Email Id : rajusmadhu@gmail.com

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.