

RE

REGULATORY RECORD

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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai

Sir,



We hereby apply for the grant of registration of our project to be set up at Plot No. 82, New Door No. 29, LIC Flats, Sir Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai - 600 034, comprised in T. S. No. 622/34, Block No. 36, (old Survey No. 622/1 part) situated at NUNGAMBAKKAM Village, Egmore Taluk, Chennai District, Tamil Nadu.

I. The requisite particulars are as under:-

II. Status of the applicant : INDIVIDUAL

Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. SUGANDHA VAIDYANATHAN W/o. Mr. V. Vaidyanathan Home Maker Old No. 13, New No. No. 29/1, LIC flats, Sir Madhavan Nair road, Mahalingapuram, Nungambakkam, Chennai - 600 034. 9884238365 sudhirv@yahoo.com ASNPS6878B	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. SHUHABUDDIN KOKAN, S/o. Mr. S.A. Kokan Service C4-267, 922-AL YALAYIS 2, Dubai, UAE, 9940189624 jalal@infonetsolutions.biz AAXPK4725F	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. JALALUDDINKOKAN, S/o. Mr. S.A. Kokan, Service Flat No. 132, 13th Floor, A Block, Sunnyvale Apartments, No. 351, Konnur High Road, Ayanavaram, Chennai - 600 023; 9940189624 jalal@infonetsolutions.biz PAN AAJPJ4096Q	

Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. JAMALUDDIN KOKAN S/o. Mr. S. A Kokan Service No. 111, Bonnie Braes Dr, Brampton, Ontario - L6Y 0Z5, Canada 9940189624 jalal@infonetsolutions.biz AKTPK1547K	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. ANNETTE BINDU, W/o. Mr. K.P. Manoharaj Home Maker No.214, "A" Block, Majestic Residency Apartments, Thavarekere Main Road, Thavarekere, Bangalore - 560 029 9341094577 bimanish@gmail.com BRXPB7295K	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. Y. BHAGYANATH, S/o. K. Raghava Menon, old No. 17, New No. 29/5, Bhima Udyogi L.I.C. Flats, Sir Madhavan Nair Road, Mahalingapuram, Chennai - 600 034; 9840184798 ybnath@yahoo.com AAHPB0021D	
Name Father's Name Occupation Permanent address Contact No. Email ID PAN	Mr. V. KRISHNASWAMY S/o. Late Mr. S. Vira Raghavan Retired No.52/1B, Chitrakulam North Street, Mylapore, Chennai 600 004; 9445331780 partha3902@gmail.com AQGPK3326B	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. PUSHPALATHA GNANA MURTHY, W/o. Late Mr. D. Gnana Murthy, Home Maker Old No. 19, New No. No. 29/7, LIC flats, Sir Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai - 600 034; 7358697669 sailesh.murthy@gmail.com AIVPG8874H	

Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. G. SAILESH, S/o. Late Mr. D. Gnana Murthy, Service Old No. 19, New No. 29/7, Bhima Udyogi LIC flats, Sir Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai - 600 034 7358697669 sailesh.murthy@gmail.com AAIPG4171C	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. V. MANICKAM, S/o. Late Mr. C. Vengaiiah Gounder, Retired Old No. 20, New No. No. 29/8, Bhima Udyogi LIC flats, Sir Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai - 600 034; 9820697745 vengai.manickam@gmail.com AAIPM5611P	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. K. SANGEETHA, W/o. Mr. P. Kruthivas Business Old No.28, New No.10, R Block, 12th street, Anna Nagar, Chennai - 600 040; 9884379997 Papni_81@yahoo.com ADNPV5770G	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mr. K. SWAMINATHAN, S/o. Late Mr. S. Krishnamoorthy, Service Old No. 14-B, New No. 25, North Crescent Road, T. Nagar, Chennai - 600 017; 9791015948 swaminathankrishnamoorthy@hotmail.com AHYPS2649J	
Name Husband's Name Occupation Permanent address Contact No. Email ID PAN	Mrs. S. SUKANYA, W/o. Mr. K. Swaminathan, Home Maker Old No. 14-B, New No. 25, North Cre6scent Road, T. Nagar, Chennai - 600 017; 9551076260 swaminathankrishnamoorthy@hotmail.com CBFPS8171Q	

Name	Mrs. CHHAYA RAMACHANDRAN,
Husband's Name	W/o. Mr. N. Ramachandran
Occupation	Retired
Permanent address	No. B-1, Srivatsam, 58 Thirumalai Pillai Road, T.Nagar, Chennai - 600 017;
Contact No.	9384124566
Email ID	chhayachandran@gmail.com
PAN	AAIPR0187R
Name	Mrs. VIMALA LOURDURAJ,
Husband's Name	D/o. Mr. C. Lourduraj,
Occupation	Home Maker
Permanent address	Old No. 24, New No. 29/12, LIC flats, Sir Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai - 600 034;
Contact No.	9840729735
Email ID	vlinet2002@gmail.com
PAN	ABZPL1501F



II. Status of the applicant : Private Limited Company

(a) Name	PUSHKAR PROPERTIES (P) LTD
(b) Address	"Ethiraj House", F-205, New No.26, F-Block, 1 st Street, Anna Nagar East, Chennai - 600 102. Tel: 044 43410800 gomathi@pushkarproperties.in
(c) Copy of registration certificate	U70101TN2003PTC050242
(d) Main objects:	To Purchase, acquire, take on lease, develop and sell land and buildings and to act as real estate agents
	To carry on the business of promoters of land development and housing schemes.
	To carry on the business of Developers, Builders and Contractors of residential buildings and apartments, commercial complexes, public utility buildings, industrial buildings and structures.

(e) Name, Address & Photograph of the Directors:

Sl. No.	Name & Address	Photograph
1.	Pushkar Properties P Ltd P. KRUTHIVAS - Director No.28, New No.10, "R" Block, Annanagar, Chennai- 600 040. Mob: 9884002373 vas@pushkarproperties.in PAN No. AAOPK5158K Audit Report - N.A.	
2.	Pushkar Properties P Ltd K. SANGEETHA - Director No.28, New No.10, "R" Block, Annanagar, Chennai - 600 040. Mob:9884379997 papni_81@yahoo.com PAN No. ADNVP5770G Audit Report - N.A.	
I.	PAN No. of the Company	AACCP8432A
II.	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	State Bank of India, Anna Nagar Branch, Chennai- 600 040. A/c No. 41576587144
III.	Details of the project land held by the applicant	Residential apartments of Stilt plus Four Floor with 16 dwelling units at Plot No.82, New No. 29, Old No. 14, LIC Flats, Sir Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai - 600 034, comprised in T. S. No. 622/34, Block No. 36, (old Survey No. 622/1 part) situated at NUNGAMBAKKAM Village, Egmore Taluk, Chennai District, Tamil Nadu.
IV.	Details of Approval obtained from Various Competent Authorities for commencing the Project: CMDA PLANNING PERMIT NO: BUILDING PERMIT NO:	- COPY ATTACHED - OL-PP/NHRB/0064/2022 dated 26.11.2022 CEBA/WDCN09/400.36../2023 dated 2.2.23

V. 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.	- LIST ATTACHED -
VI. Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	- SELF DEVELOPMENT -
II. Registration fee Residential more than 60 sq.mt. Rs.20/- per sq.mt. calculated as per sub-rule (3) of rule 3;	FSI-1919.42 sq.mt. @ Rs.20/- per sq.mt. Rs.40,000/- VIDE NEFT CANARA BANK Dt. 14.2.23 REF.NO. PO45230220987554
2. I/we enclose the following documents	
i. Authenticated copy of the PAN card of the promoter;	- Attached -
ii. Audited Balance sheet of the promoter for the preceding financial year	- Attached -
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;	- 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;	- 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;	

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;	- Attached -
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.

Place: Chennai

Date: 15.02.2023

Yours faithfully,

21/1 x Sugandha Vaidyanathan 29/2 *[Signature]*
 2 x *Jayashree Kulkarni* 29/2 *[Signature]*
 3 x *Annette Bandaru* 4 *[Signature]*
 5 x *V. K. Kulkarni* 6 *G. P. S. Palat*
 7 x *[Signature]* 8 *[Signature]*
 9 x *[Signature]* 10 *[Signature]*
 10 x *[Signature]* 11 *[Signature]*
 12 x *L. V. V.*

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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

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.

