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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

VESTA
BUILDERS & PROMOTERS

Plot No. 9, 1st Floor,
Sarathy Nagar 5th Street,
Velachery,
Chennai - 600 042.
Phone : 2243 0556
email : vestabuilderspromoters1@gmail.com
web : www.vesta-builders.in

(1)

Date: 27-Feb-2023

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,
Egmore,
Chennai – 600008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
01923
28 FEB 2023
TNRERA
CHENNAI-8

Sir,

We hereby apply for the grant of registration of our project to be set up at Plot No.(2& 3) E, Vaigai Street, Ram Nagar 4th Street, Puzhuthivakkam, Madipakkam, Chennai –91, SholinganallurTaluk, Chennai District, State Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant partnership firm / competent authority;

(a) Name : Vesta Builders & Promoters

(b) Address : Plot No.9, First Floor, Sarathy Nagar 5th Street, Velachery, Chennai – 600 042.

(ii) Copy of registration Certificate : Enclosed

(c) Main objects : Flat Promotion



K.Natarajan



K.Moorthy

For VESTA BUILDERS & PROMOTERS

Partner

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VESTA
BUILDERS & PROMOTERS

(d) Name	: K.Natarajan – 98411 75672 K.Moorthy – 98411 86690

3. Details of Land Owner only in case of Joint Venture : Nil

PAN No.	: AADFV6368H
Email Id	:vestabuilderspromoters1@gmail.com
(iii) Name and address of the Bank with which account in terms of section 4 (2)(l)(D) of the Act will be maintained	: Indian Bank, Current Accunt No. 7427295636 T.L Road Branch, 9,Sambandam Garden, Velachery,Chennai – 42.
(iv) Details of project land held by the applicant	: Plot No.(2 & 3)-E, Vaigai Street, Ram Nagar 4th Street, Puzhuthivakkam, Madipakkam, Chennai – 600 091,
(v) Details of Approval obtained from Various Competent Authorities for commencing the Project	: PPA/WDCN14/00209/2023 dt.01.02.2023 Issued by Greater Chennai Corporation : BA/WDCN14/00716/2023 dt.01.02.2023 Issued by Greater Chennai Corporation.

For VESTA BUILDERS & PROMOTERS

K. [illegible]

Partner

(vi) 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 over in time payments pending etc : Projects Krishna at Puzhuthivakkam, Chennai –600091, Elegance at Madipakkam, Chennai – 600 091 all the above projects are completed No delay No Cases Pending.

(vii) Agency to take up external development works : Self Development;

(viii) Registration fee paid by way of Transfer vide Cheque dated 13.02.2023, drawn on Indian Bank, Taramani Link Road Branch, Chennai – 600042, bearing Cheque No.487631 for an amount of Rs.6,025/- (Rupees Six Thousand and Twenty Five only), Cheque Dated 21.02.2023, drawn on Indian Bank, Taramani Link Road Branch, Chennai – 600042, bearing Cheque No.487659, for an amount of Rs.18,075/- (Rupees Eighteen Thousand and Seventy Five only), Total Registration Fees Paid Rs.24,100/- (Rupees Twenty Four Thousand and One Hundred only).

calculated as per sub-rule (3) of rule 3;

(ix) 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;

audited balance sheet of the promoter for the preceding financial year : Enclosed

(ii) 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 authoentication of such title, if such land is owned by another person : Copy of the TitleDeeds Enclosed

For VESTA BUILDERS & PROMOTERS

Partner

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(iii) 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 :

(iv) 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 : Enclosed

(A) Authenticated copy of the building permit and sanctioned plan from the competent authorityin 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

For VESTA BUILDERS & PROMOTERS

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(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 : Copy of Building Plan Enclosed

2. Plan of Development works

a) Drinking Water : Sourced from Borewell

b) Solid Waste Disposal : Solid waste will be collected from all Apartments and disposed through Corporation Staff.

c) Sewerage Disposal : Drainage connection provided by CMWSSB

d) Fire Fighting & Emergency Evacuation : This Provision is not required, since this project is not an MSB Category

e) Renewable Energy : Solar Water Heater

(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

For VESTA BUILDERS & PROMOTERS

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(ix) proforma of the allottement 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 : Enclosed Separately

(xii) The number of open parking areas available in the project : Enclosed

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

(xiv) Total Project Estimated Construction Cost : 600 lakhs

(xv) Total Facilities / Infrastructure / amenities provided in the Layout : Sump, Lift, Rainwater Harvesting

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

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(xvii) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project managements 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

Architects :

Stuctural Engineer : PRABAKARAN J, M.A.Sc., Consulting Engineer & Regd. Valuer, Reg.No.RSE101182020/ 01.10.2020.15, 3rd cross street, Karpagam Gardens, Adyar, Chennai-20.

Site Engineer : V.RAMRAJ, Reg.No.CE/2020/12/853, dt. 14.12.2020, Plot No.PPII, Annai Theresa Nagar 2nd Street, Puzhuthivakkam, Chennai -600 042.

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Architect	: N. JOTHILAKSHMI, Reg No.RA/Gr.I, 19/03/069, Dt.18.03.2019, No.65, 12th Avenue, Ashok Nagar, Chennai – 600 033
Geo Tech Engineer	: Dr.N.SANTHOSH RAO, Reg.No.GTE/19/04/019, dt. 15.04.2019, Nagadi Consultants Pvt Ltd East Coast Road,Opposite RTO,Thiruvamiyur, Chennai – 41

(xviii) a declaration in FORM 'B'.

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

Dated:27.02.2023

Place: Chennai

For VESTA BUILDERS & PROMOTERS

Partner

Yours Sincerely,

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

Verified RealEstate
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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.