

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3
(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

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

Sir,

We hereby apply for the grant of registration of our project to be set up at
Project Name: "RIDDHI", Door No.12 (originally Plot No.27), Raghava
Veera Avenue, Teynampet, Chennai – 600 086, situated in Mylapore
Village (Mylapore (Part 1) Town) (as per Registration Department
Teynampet Village), Mylapore Taluk, Chennai District.



1. The requisite particulars are as under:-
(i) Status of the applicant – Individuals and Firm (Private Limited)

(a) Land Owners: Individuals

1. Mrs. MUKTHA SETH alias MUKTHA SHETH



(PAN: AAHPS-0573-R) (AADHAAR No. 5278 9733 9080), wife of
Mr. Kamalesh Kumar Sheth, Hindu, Indian Resident, aged about 61
years, residing at No.42, Ranganathan Avenue, Uthandi, Chennai- 600
119; Email: kamaleshkumarsheth@gmail.com, Mobile : 98410 11457

< Muktha Seth

<< Rambha Seth

[Signature]

For VISHRANTHI HOMES PVT. LTD.

[Signature]
Authorised Signatory.

2. Mrs. RAMBHA SETH



(PAN: AOGPR-4491-E) (AADHAAR No. 9716 2765 2640), wife of Mr. Anosh Agarwal, Hindu, Indian Resident, aged about 35 years, residing at No.59/27, Bishop Garden, R.A. Puram, Chennai, 600 028;

3. Mr. TEJASHWAR SETH



(PAN: GBTPS-9374-F) (AADHAAR No. 9844 9149 3458), son of Mr. Kamalesh Kumar Sheth, Hindu, Indian Resident, aged about 28 years, residing at No.42, Ranganathan Avenue, Uthandi, Chennai 600 119, Email: tejasseth@gmail.com, Mobile: 95001 84120

(ii) Status of the applicant – Firm (Private Limited)

(a) Name : M/s. VISHRANTHI HOMES PRIVATE LIMITED

(b) Address: 'VINAYAGA TOWER', 1st Floor, Old Door No.21,
New Door No.45, K.B.Dasan Road, Teynampet,
Chennai – 600018.

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For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

(c) Copy of registration certificate: Attached herewith.

(d) Main objects: Design, Development, Construction and Marketing of Residential and Commercial buildings including turnkey projects.

(a) Name : **M.R. RAJKUMAR REDDY – Managing Director**



Photograph:

and address: Door No.7, First Cross Street, Seethamma Extension, Teynampet, Chennai – 600018.

Email: rajkumar@vishranthihomes.com

Mobile No. 9500007777

Name: **M.R. VARIJA - Director**



photograph :

and address of director : Door No.7, First Cross Street, Seethamma Extension, Teynampet, Chennai – 600018.

(iii) PAN No. AABCV3915D;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained;

PAYEE NAME VISHRANTHI HOMES PVT LTD- RIDDHI
ACCOUNT NUMBER : 041802000002279
BANK : INDIAN OVERSEAS BANK

* Muktha Seth.

R. Rambha Seth

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

BRANCH : THIRUVANMIYUR

IFSC CODE : IOBA0000418

BRANCH ADDRESS:-NO.124 LB Road, Thiruvannmiyur, Chennai-600041.

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

Land Owners:

1. Mrs. MUKTHA SETH alias MUKTHA SHETH



(PAN: AAHPS-0573-R) (AADHAAR No. 5278 9733 9080), wife of Mr. Kamalesh Kumar Sheth, Hindu, Indian Resident, aged about 61 years, residing at No.42, Ranganathan Avenue, Uthandi, Chennai- 600 119; Email: kamaleshkumarsheth@gmail.com, Mobile : 98410 11457

2. Mrs. RAMBHA SETH



(PAN: AOGPR-4491-E) (AADHAAR No. 9716 2765 2640), wife of Mr. Anosh Agarwal, Hindu, Indian Resident, aged about 35 years, residing at No.59/27, Bishop Garden, R.A. Puram, Chennai, 600 028;

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✓ Rambha Seth

✓ TSSH

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

3. Mr. TEJASHWAR SETH



(PAN: GBTPS-9374-F) (AADHAAR No. 9844 9149 3458), son of Mr. Kamalesh Kumar Sheth, Hindu, Indian Resident, aged about 28 years, residing at No.42, Ranganathan Avenue, Uthandi, Chennai 600 119, Email: tejasseth@gmail.com, Mobile: 95001 84120, rep. by their General Power of Attorney agent M/s. Vishranthi Homes Private Limited, rep. by its Authorised Signatory **Mr. C.R. DEVENDRA** Son of Mr. C.N. Ramachandra, aged about 61 years, vide General Power of Attorney dated 03.03.2023 registered as Document No.262 of 2023 in the Office of the Sub-Registrar, Chennai Central Joint I.

Mr. C.R. DEVENDRA



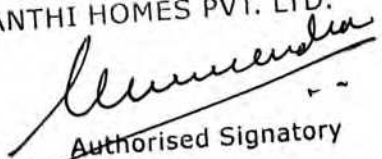
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;

1. Planning Permission No. OL-PP/NHRB/0048/2023, Permit No.OL-00171 dated 08.02.2023, issued by CMDA
2. Building Permission No.CEBA/WDCN09/00065/2023 dated 24.02.2023.

✗ Mukha Seth.

R. Ramba Seth

✗ T. H. H.

For VISHRANTHI HOMES PVT. LTD.

 Authorised Signatory

- (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.;

I) Project Name: MARGA RAGHU

Address: Door No.19 (Old Door No.16), Thirumoorthy Street (Thirumurthy Street), T.Nagar, Chennai-600 017.

Total Extent: 483 Sq.mtrs

Total FSI Area: 1117.06 Sq.mtrs

Type: Residential Building

No of Units: 10

Status: 95% work completed, nearing to apply Completion Certificate. There is no delay.

RERA regn.No.: TN/29/Building/0271/2022 dtd. 21.07.2022

There is no pending case.

II) Project Name: VISHRANTHI SUBRAMANYA

Address: New No.6, Old No.16, Kasturi Rangan 1st Street, (now known as Kasturi Estate 1st Street), Alwarpet, Chennai – 600018.

Total Extent: 750.50 Sq.mtrs

Total FSI Area: 1076.89 Sq.mtrs

Type: Residential Building

No of Units: 4

Status: Completed.

RERA regn.No.: TN/29/Building/0237/2017 dtd. 20.12.2017

There is no pending case.

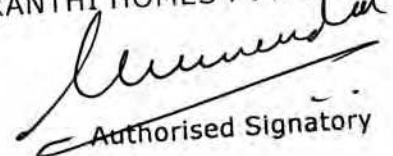
- (viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; **NOT APPLICABLE.**

- (ix) Registration fee paid through online banking on 16.03.23 for an amount of Rs. 37702.20 /- calculated as per sub-rule (3) of rule 3; **Through Indian Overseas Bank Net banking on 16.03.23 against online RERA application Reference No. TNRERA/PBF/ 0139 /2023**

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For VISHRANTHI HOMES PVT. LTD.


Authorised Signatory

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

2. We enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter and the Land owners;
- (ii) **Audited balance sheet of the promoter and the Land owners for the preceding financial year;**
- (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;
- (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;
- (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;

(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;

(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; **Attached herewith.**

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-

✓ Muktha Seth.

✓ Rambha Seth

✓ [Signature]

For VISHRANTHI HOMES PVT. LTD.

[Signature]
Authorised Signatory

fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; **NOT APPLICABLE**

- (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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Attached separately.**
- (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; **Attached Carpet Area Statement.**
- (xi) the number and areas of covered parking available in the project; **14**
- (xii) the number of open parking areas available in the project; **6**
- (xiii) Details of Undivided Shares pertaining to the project; **Attached Carpet Area Statement.**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NOT APPLICABLE**
- (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 separately.**
- (xvi) a declaration in FORM 'B'. – **Attached herewith.**

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

Dated:

Place: Chennai

Yours faithfully,

α Mukkha Seth.

α Rambha Seth

[Signature]

For VISHRANTHI HOMES PVT. LTD.

[Signature]
Authorised Signatory

Signature and seal of the applicant(s)

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,
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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.

