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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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.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: **"SVASTI", New Door No.3 And Old Door No.2 (Originally Plot No.2), Lamech Avenue, Chetpet, Chennai-600 031, Situated in Egmore Village, (As Per Patta Egmore (Part 2) Town), Egmore 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. **Mr. V. MURALI**



(PAN: AKEPM-6424-G) (AADHAAR No.6038 7548 7944), son of late V. Govindaswamy Naidu, Hindu, Itndian Resident, aged about 72 years, residing at No.3, Lamech Avenue, Spur Tank Road, Chetpet, Chennai-600 031; mobile no. 9176549000, Email: vmvishnunath@googlemail.com

V. M.

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

2. **Mr. V. SURESH alias V.G. SURESH**



(PAN: BAAPS-6360-Q) (AADHAAR No.6990 4656 8336), son of late V. Govindaswamy Naidu, Hindu, Indian Resident, aged about 69 years, residing at No.21, V.G. Naidu Street, Pandeswaram, Tiruvallur, Tamil Nadu, Pincode: 600 055; mobile no. 98840 29589, Email: ns.vinukonda@gmail.com

(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.

(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: 

V.S.N.

V.S.

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

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 ofsection 4 (2)(l)(D) of the Act will be maintained;

PAYEE NAME VISHRANTHI HOMES PVT LTD- SVASTI
ACCOUNT NUMBER : 041802000002280
BANK : INDIAN OVERSEAS BANK
BRANCH : THIRUVANMIYUR
IFSC CODE : IOBA0000418
BRANCH ADDRESS:-NO.124 LB Road, Thiruvanmiyur, Chennai-600041.

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

Land Owners:

1. **Mr. V. MURALI**

V. M.

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

U. Murali.



(PAN: AKEPM-6424-G) (AADHAAR No.6038 7548 7944), son of late V. Govindaswamy Naidu, Hindu, Itndian Resident, aged about 72 years, residing at No.3, Lamech Avenue, Spur Tank Road, Chetpet, Chennai-600 031;

2. **Mr. V. SURESH alias V.G. SURESH**



(PAN: BAAPS-6360-Q) (AADHAAR No.6990 4656 8336), son of late V. Govindaswamy Naidu, Hindu, Indian Resident, aged about 69 years, residing at No.21, V.G. Naidu Street, Pandeswaram, Tiruvallur, Tamil Nadu, Pincode: 600 055, 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 12.09.2022 registered as Document No.2781 of 2022 in the Office of the Sub-Registrar, Periamet.

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

Mr. C.R. DEVENDRA



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

1. Planning Permission No. OL-PP/NHRB/0108/2022, Permit No.OL-00112 dated 29.12.2022, issued by CMDA
2. Building Permission No.CEBA/WDCN05/00033/2023 dated 08.02.2023.

(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.;

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.

V.M.

For VISHRANTHI HOMES PVT. LTD.

U.S.

Authorised Signatory

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 20.02.23 for an amount of Rs.45,866/- calculated as per sub-rule (3) of rule 3;
Through Indian Overseas Bank Net banking on 20.02.23 against online RERA application Reference No. TNRERA/PBF/0090/2023
90/2023

(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 landis 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.S.L.

For VISHRANTHI HOMES PVT. LTD.

V. Subramanya

Authorised Signatory

(v) where the promoter is not the owner of the land on which developmentis proposed details of the consent of the owner of the land along with acopy 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 thecompetent 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-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.**

V. Th.

For VISHRANTHI HOMES PVT. LTD.

(xi) the number and areas of covered parking available in the project; **20**

(xii) the number of open parking areas available in the project; **2**

(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 arecorrect to my /our knowledge and belief.

Dated: 20.02.2023

Place: Chennai

Yours faithfully,

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

Signature and seal of the applicant(s)

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

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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.