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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

NINAN PROPERTIES PVT. LTD.
CIN No : U45206TN2013PTC093687
GST No : 33AAECN5083B1ZT
HSN CODE : 9954

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
11 MAY 2023
04257
TNRERA
CHENNAI-8

To

The Real Estate Regulatory Authority
1A, 1st Floor, Gandhi Irwin Bridge Road
Egmore, Chennai 600008

10th May 2023.

Sir,

We hereby apply for the grant of registration of our project to be set up at Door No: 248/1-30, Block No:21, Survey No: TS No:1/3, 7th Avenue, Jawahar Lal Nehru Salai, Koyambedu Village, Aminjikarai Taluk Chennai 600040

The requisite particulars are as under:-

i	Status of the applicant:	Company
ii	Incase of companies:	
(a)	Name:	Ninan Properties Private Limited.
(b)	Address:	6C- Calve Chateau, 808 Poonamallee High Road, Kilpauk, Chennai 600010. Phone: 9500034890, email: info@ninan.co.in
(c)	Copy of Registration Certificate:	Enclosed
(d)	Main Objectives:	Business of builders by either getting into a Joint Development of properties with land owners or to purchase and develop the same into residential, commercial and to own properties in the form of houses, shops, offices.
(e)	Name, photograph and address of the directors:	
	1. Ninan Mathew, Managing Director, D3- Le Grange, AK-27, 10th Main Extn. Shanthi Colony, Anna Nagar, Chennai 600040 	

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2. Lalitha Ninan, Director, D3- Le Grange, AK-27, 10th Main Extn, Shanthi Colony, Anna Nagar, Chennai 600040



3. Vikram Mathew Ninan, Director, 6C- Calve Chateau, 808 PH Road, Kilpauk, Chennai 600010



4. Jithu Koshy Ninan, Director, D3- Le Grange, AK-27, 10th Main Extn, Shanthi Colony, Anna Nagar, Chennai 600040



PAN No:	AAECN5083B
Name and address of the bank with which account in terms of section 4(2)(1)(D) of the	Indian Overseas Bank, Mylapore Branch,

(iii)
(iv)

	Act will be maintained.	177- Luz Church Road, Chennai 600004	
(v)	Details of the project land held by the applicant:	Enclosed	
(vi)	Details of Approval obtained from various competent authorities for commencing the project:	CMDA PP No:	C3(S)/090/2021
		GCC Building Permission No:	CEBA/WDCN08/00160/2023
(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 completion, details of cases pending, details of type of land and payments pending, etc.	NIL	
(viii)	Agency to take up external development works/ local authority/ self development;	Self Development	
(ix)	Registration fee by way of a DD dated, drawn on , bearing no, for an amount of Rs., calculated as per sub rule (3) of rule 3;	Enclosed	
(x)	Any other information the applicant may like to furnish.	NIL	

2 We enclose the following documents in triplicate, namely:

(i)	authenticated copy of the PAN card of the promoter;	Enclosed
(ii)	audited balance sheet of the promoter for the preceding financial year;	Enclosed
(iii)	copy of the legal title deed reflecting the title of the promoter to the land on which the development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person.	POA enclosed
(iv)	the details of encumbrances on the land on which development is proposed including any rights, titles, interest or name of any party in or over such land along with details;	NIL
(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 the copy of the collaboration agreement, joint development agreement, as the case may be, entered into between the	Enclosed

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	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;	Enclosed
(vi)	the sanctioned plan and specifications of the proposed project as sanctioned by the competent authority.	Enclosed
(vii)	the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fore fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;	Setbacks provided for fire tender movement, basement roof slab designed for fire tender load of 64T, separate fire water sump and OHT provided, 2 sets of fire staircase provided, one set of fire lifts provided in each block, borewell water for toilets and corporation water for the kitchen, solid waste to be managed by a professional agency, liquid waste is connected to the main sewer after passing through a sludge pit, and solar panels are provided to generate adequate power.
(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
(ix)	proforma of the allotment 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;	41 numbers of covered parking in the basement of 2.5m x 5.0m each
(xii)	the number of open car parking areas	36 numbers of, each, 3.0m x 7.0 m

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	available in the project;	parallel parking spaces along the boundary.
(xiii)	Details of undivided shares pertaining to the project;	Enclosed
(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 contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants, Geo Technical Engineers, if any and other professionals or key person, if any associated with the development of the project;	Enclosed
(xvi)	a declaration in Form 'B"	Enclosed

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

Yours faithfully,

for NINAN PROPERTIES Pvt. Ltd.,

Managing Director

Ninan Mathew
Managing Director
Ninan Properties Pvt. Ltd.

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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.