Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

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GSTIN:33AACCM2898P2ZT

**FORM 'A'**

**[See rule 3 (2)]**

**APPLICATION FOR REGISTRATION OF PROJECT**




To

Tamil Nadu Real Estate Regulatory Authority(TNRERA),
1st floor, Tower –II, CMDA,
No.1A,Gandhi Irvin Bridge Road,
Egmore, Chennai -600008.

Sir,

We hereby apply for the grant of registration of project **"BHAGGYAM YUKTI"** stilt floor + 4 floors IT/ITES office use building at Plot No.87, industrial estate road (developed plots estate for electrical electronics and instruments industries) Perungudi, Chennai 600096. comprised in S.No.7/3 of neelankarai village within the limit of greater Chennai Corporation.

The requisite particulars are as under: - **Company.**

(iii) **Company**

| | | | |
|---|---|---|---|
| **a.** | Name | : | Bhaggyam constructions Pvt Ltd. |
| **b.** | Address | : | No:2, Sarangapani Street, T nagar, Chennai-600017. |
| **c.** | Copy of registration certificate | : | **Details Enclosed** |
| **d.** | Main objects | : | **Builders** |
| **e.** | Name director | : | **Mr.V.Ramaswami** |
| **f.** | PAN No of director | : | **ADQPR7079D** |
| **g.** | Address | : | No:9/5, Bagrathi ammal street, T.Nagar, Chennai -600017. |
| **h.** | Pan (Company) | : | **AACCM2898P** |



a. Name : A-BOND STRANDS PVT. LTD.

b. Address : No:87, Developed plots estate, Perungudi, Chennai-600096.

c. Copy of registration certificate : Details Enclosed



d. Main objects : Landowner

e. Name Managing Director : Ramalinga Raya Reddy

f. PAN No of director : AABPR1636E

g. Address : 19/21, Leith castle south street, Santhome, Raja annamalaipuram, Chennai-600028.

h. Pan (Company) : AAACA3038K

(iv) Name of the bank : HDFC Bank.,
Address of the Bank : 759, ITC Center, Anna Salai, Opp. T.V.S, Chennai -600002.

(v) Details of Project held by applicant : **FSI Area 3324.02 Sqm**

(vi) Details of Approval obtained from various Competent Authorities for commencing the project : **Planning permit & Building Permit Enclosed**

(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. : **Nil.**

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) : **Self development**

(ix) Registration fee by way of **NEFT** dated 07/03/2023 from Canara Bank (Former Syndicate bank), 60031010008540. Reference No: **2023066768514285** For an amount of 1,66,300/- **(Rupees One lakhs sixty six thousand and three hundred only)** calculated as per sub-rule(3) of rule 3 : **Details 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 : **Details Enclosed**

(ii) Audited balance sheet of the promoter for the preceding financial year

: **Details Enclosed**

(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

: **Details Enclosed**

(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

: **Details Enclosed**

(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

: **Details Enclosed**

(vi) 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

: **Details Enclosed**

(vii) 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

: **Details Enclosed**

(viii) 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

: **Details Enclosed**

(ix) 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

: **Details Enclosed**

(x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees

: **Details Enclosed**

(xi) 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 : **Details Enclosed**

(xii) The number and areas of covered parking available in the project : **Details Enclosed**

(xiii) The number of open parking areas available in the project : **Details Enclosed**

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

(xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Details Enclosed**

(xvi) 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 : **Details Enclosed**

(xvii) A declaration in FORM 'B' : **Details Enclosed**

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

Dated: 06/03/2023

Place: Chennai

For Bhaggyam Constructions Pvt Ltd

Managing Director

Yours faithfully,

Signature and seal of the applicant(s)

For A. BOND STRANDS PVT. LTD

Managing Director

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.