

RE

REGULATORY RECORD

RERA Document

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

FORM 'A'

[See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamilnadu Real Estate Regulatory Authority,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Sir,

I hereby apply for the grant of registration of my project Name- SPECTRA still + 5 floors, 41 Flats, comprised in Old S.Nos.313/8, T.S. No.25/9, Block No.9, Ward No.H- measuring to an extent of 2050 sq.mts at Keelkattalai Village, Pallavaram Taluk within the limit of Tambaram Municipal Corporation, Tamilnadu.

1. The requisite particulars are as under:

- | | |
|---|--|
| i. Status of the Applicant | : Firm |
| ii. In case of Company | |
| a) Name | : M/s.Keystone Promoters Pvt Ltd |
| b) Address | : Door No.1, GF-A Amace Ganga, Sarojini Street, Mahalingapuram, Chennai- 600 034. |
| c) Copy of registration certificate | : GST certificate Enclosed |
| d) Main objects | : Construction of residential apartments, villas, residential Layout |
| e) PANCARD No. | : AAECK7127K |
| f) Name, photograph and address
Of the Sole proprietor | : RM. Vaishnava Priya, W/o. Dinesh,
Old No.33/15, New No.14/15,
B-7, Adhisri Apartment, Kothari Road,
Nungambakkam, Chennai -600 034. |



For KEYSTONE PROMOTERS PVT LTD.,

Managing Director

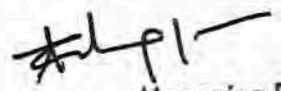
- iii. PAN No. : ADWPV0050A
- iv. Name and address of the bank or : Bank Ltd.,
banker with which account in terms Branch,
of the section 4(2)(1)(D) of the Act
will be maintained:

Details of Project land held by the
Applicant

: Stilt + 5 floors, 41 Flats, comprised in
Old S.Nos.313/8, T.S. No.25/9, Block
No.9, Ward No.H- measuring to an
extent of 2050 sq.mis at Keelkattalai
Village, Pallavaram Taluk within the
limit of Tambaram Municipal
Corporation, Tamilnadu.

- v. Details of Approval obtained from : Planning and Building Permission
Various competent authorities Approved by the Greater Corporation
for Commencing the project Tambaram on 01/03/2023
- 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 payments pending etc.,
- vii. Agency to take up external development works .
Local Authority (Exact Authority or any agreement to the Authority)/Self
Development
- viii. Registration fee by way of a demand draft dated drawn on.....bearing no.
..... for an amount of Rs...../- calculated as per sub-rule(3) of rule3;
- ix. Any other information the applicant may like to furnish:

For KEYSTONE PROMOTERS PVT LTD.,



Managing Director

- xi. The number and areas of covered parking available in the project
- xii. The number of open parking areas available in the project
- xiii. Details of Undivided shares pertaining to the project
- xiv. The names, addresses, phone numbers, email ids and registration details of real estate agents if any for the proposed project
- 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;
- xvi. A declaration in Form 'B'

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

Dated : 25/07/2023

Place : Chennai

Yours Faithfully,

Signature and Seal of the applicant
For KEYSTONE PROMOTERS PVT LTD.,



Managing Director

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

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

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

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,
OMR Thoraipakkam,
Chennai 600 097, India
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.

