Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
III rd Floor (East wing)
CMDA Thalamuthu – Natrajan Maligai,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up "**VATSA IV AVM** " STILT FLOOR + 4 FLOORS + 5th FLOOR (Part - LADIES GYM AND GENTS GYM) RESIDENTIAL BUILDING WITH 46 DWELLING UNITS (HEIGHT - 18.00M) (AFFORDABLE HOUSE) AT 11.55M WIDE LAYOUT ROAD, SENDURPURAM EXTENSION, MANGADU,CHENNAI. COMPRISED IN S.NO:- 480/3A1 & 480/3A2 (AS PER DOCUMENT) AND 480/3A1B & 480/3A2 (AS PER PATTA) OF MANGADU B VILLAGE, WITHIN THE LIMITS OF MANGADU TOWN PANCHAYAT.

Approved CMDA Vide No. OL-PP/NHRB/C/0239/2023 & Permit No.OL-00373 Dated : 01/07/2023.

Approval Local body Vide No. 14 & Permit No. 22040 Dated 21.8.2023

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority



Name : Mr. V. Manohar
Father Name : S.Venkatesan
Occupation : Self Employer
Address : #25,4th Cross Street, Eswaran Nagar,
Pammal, Chennai - 600 075
Mobile No . 98400 65625

(iv) PAN No: **AJCPM4210H**

For StepsStone Promoters Pvt. Ltd.

Managing Director

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : **M/s. STEPSSTONE PROMOTERS PRIVATE LIMITED,**
(b) Address : Corporate Office at No.1/1, Sakthi nagar 2nd Street, Choolaimedu, Chennai-600094.
(c) Copy of registration certificate
(d) Main objects :

1. To carry on the business of construction of building, contract work, construction of residential and commercial complexes, all type of civil constructions, undertake work both on works contract and job work.

2. To carry on the business of interior work of units for residential and commercial complexes and also to participate in civil constructions under tender.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.



Mr. K. Mothish Kumar – Managing Director
No.1/1, Sakthi Nagar 2nd Street,
Choolaimedu, Chennai – 600 094,
Info@stepsstone.net,
Ph: 98416 99031 , 044 – 4354 0080



Mr. A. S. Gopinath – Director
No.1/1, Sakthi Nagar 2nd Street,
Choolaimedu, Chennai – 600 094,
director@stepsstone.net
Ph: 98416 99024

(v) PAN No: **AAQCS0133B**

For StepsStone Promoters Pvt. Ltd.

Managing Director

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

Project Account No : 777705000772

Bank Name: ICICI BANK, Porur Branch

Details of project land held by the "**VATSA IV AVM** " STILT FLOOR + 4 FLOORS + 5th FLOOR (Part - LADIES GYM AND GENTS GYM) RESIDENTIAL BUILDING WITH 46 DWELLING UNITS (HEIGHT - 18.00M) (AFFORDABLE HOUSE) AT 11.55M WIDE LAYOUT ROAD, SENDURPURAM EXTENSION, MANGADU,CHENNAI. COMPRISED IN S.NO:-480/3A1 & 480/3A2 (AS PER DOCUMENT) AND 480/3A1B & 480/3A2 (AS PER PATTA) OF MANGADU B VILLAGE, WITHIN THE LIMITS OF MANGADU TOWN PANCHAYAT.
Approved CMDA Vide No. OL-PP/NHRB/C/0239/2023 & Permit No.OL-00373 Dated : 01/07/2023.
Approval Local body Vide No. 14 & Permit No. 22040 Dated 21.8.2023

(vii) Details of Approval obtained from Various Competent Authorities for commencing the Project approved by CMDA.
(viii) Approved CMDA Vide No. OL-PP/NHRB/C/0239/2023 & Permit No.OL-00373 Dated : 01/07/2023.
(ix) Approval Local body Vide No. 14 & Permit No. 22040 Dated 21.8.2023

Details of Project Land Extent of **1618.54 Sq.Mtr.**

(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.

Number	*Location*	*Project Name*	*No. of Flats*	*Status*
1	*Perumbakkam*	*Akshara's*	*90*	*Completed*
2	*Guduvanchery*	*Mahathe's*	*40*	*Completed*
3	*Kattupakkam*	*Vatsa*	*184*	*Completed*
4	*Saligramam*	*Ranjan*	*12*	*Completed*
5	*Kaspapuram*	*Krita*	*146*	*Completed*

For StepsStone Promoters Pvt. Ltd.

Managing Director

6	Tambaram West	Venkata	18	Completed
7	Choolaimedu	Saidharaa	6	Completed
8	Nungambakkam	Sri Dattatreya	4	Completed
9	Varadharajapuram	Krishu II	58	Completed
10	Varadharajapuram	Harinivas	12	Completed
11	Perungalathur	Ethiraj	74	Completed
12	Tambaram	Artithaa	76	Completed
13	Perumbakkam	Atchuta	96	Completed
14	Varadharajapuram	Krishu	44	Completed
15	Sholinganallur	Meenaa's	5	Completed
16	Perumbakkam	Srikara's	8	Completed
17	Alwarthirunagar	Hrish's	5	Completed
18	Tambaram East-I	Vaibhav's	24	Completed
19	Ambattur	Vengada's	10	Completed
20	Mannivakkam	Raghava	28	Completed
21	Mangadu	Vatsa-3	92	Completed
22	Perungudi	Anans-B Block	12	Completed
23	Perungudi	Anans-C Block	12	Completed
24	CTO Colony	yokesh	6	Completed
25	Adambakkam	Gopi	6	Completed
26	Virugambakkam	Emmera	6	Completed
27	Perumbakkam	Senthil	6	Completed

(viii) Agency to take up external development works Panchayat Union Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a **NEFT A/C NO : 6543057988 WITH INDIAN BANK IFSC CODE IDIB0001010, VIDE REFERNCE NO: FT308223506821 dated 22.08.23 for an amount of Rs.83,080/- (Eighty Three Thousand Eighty only)** calculated as per sub-rule (3) of rule 3;

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

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter 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

For StepsStone Promoters Pvt. Ltd.

Managing Director

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

(v) rights, title, interest or name of any party in or over such land along with details

(vi) 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;

(vii) 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;

(viii) 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;

(ix) 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;

(x) 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;

For StepsStone Promoters Pvt. Ltd.

Managing Director

(xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(xii) 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;

(xiii) the number and areas of covered parking available in the project

(xiv) the number of open parking areas available in the project;

(xv) Details of Undivided Shares pertaining to the project;

(xvi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(xvii) 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;

(xviii) a declaration in FORM 'B'.

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

Dated:

Place: Chennai

Yours faithfully
Signature and seal of the applicant

For StepsStone Promoters 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

Verified RealEstate™

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.