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RERA Document

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DIGITALLY VERIFIED RECORD

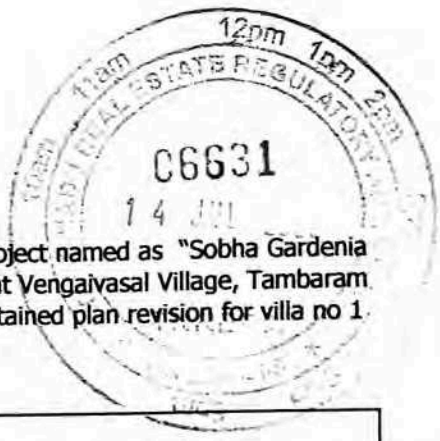
FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

IIIrd Floor (East Wing), CMDA,
Thalamuthu-Natarajan Maaligai'
No.1, Gandhi Irwin Road, Egmore
Chennai – 600 008



Sir,

We hereby inform you that we have obtained RERA approval for 7 nos of villa in the project named as "Sobha Gardenia Annexe" set up at Survey nos. . 206/1 part, 228 /1, 229 /2 , 3 and 231 part, situated at Vengaivasal Village, Tambaram Taluk, St Thomas Mount Panchayat Limit, Chengleput District, Tamil Nadu. We have obtained plan revision for villa no 1 , 2 & 3 and we hereby submitting the revised details for the same.

1	**The requisite particulars are as under:-**	
	APPLICANT 1	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Public Limited Company
(ii) A	**In case of firm / societies / trust / companies / limited liability partnership / competent authority**	
a)	Name	**M/s. SOBHA LIMITED**
b)	Address	Sobha Limited Polyhose Towers, 5th Floor, SPIC Annex, No.86 - 88, Mount Road, Guindy, Chennai 600 032, Tamilnadu state
c)	Copy of registration certificate	CIN - U45201KA1995PLC018475 GST Number : 33AABCS7723E3ZK **Annexure as per Sl.no 3**
d)	Main objects	Builders, property developers, Civil, mechanical and labour contractors

For SOBHA LIMITED

Authorised Signatory

e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	**Mr. Jagadish Nangineni** Managing Director
	Photograph	
	Contact	Tel : 91 - 9965534705
	Address	Sarjapur – Marathahalli ORR, Devarabisanahalli, Bellandur Post, Bangalore – 560 103 Karnataka State.
	email id	rera.chennai@sobha.com
f)	PAN No.	AABCS7723E
	APPLICANT 2	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Private Limited Company
(ii) A	**In case of firm / societies / trust / companies / limited liability partnership / competent authority**	
a)	Name	**M/s. Tarapore Constructions Private Limited**
b)	Address	Registered Office at Dhun Building, 827, Anna Salai, Chennai - 600002
c)	Copy of registration certificate	CIN - U55101TN1972PTC006219 Annexure as per **Sl.no 3**
d)	Main objects	Builders, Engineers,Contractors, Civil, sanitary, electricals and erection of constructions

For SOBHA LIMITED

Authorised Signatory

e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
	Name	**Mr.Dinshaw Keku Parakh** **Director**
	Photograph	
	Contact	Tel : 044-28521567
	Address	Dhun Building, 827, Anna Salai, Chennai - 600002 Tamilnadu state
	email id	tarapore_261244@yahoo.com
f)	PAN No.	AAACT3611P
(iii)	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	**Bank of Baroda,** Acc No :25280200000213, IFSC Code : BARB0CORBAN Erstwhile Vijaya Bank HO Building, 3rd Floor, 41/2 MG Road, Trinity Circle, Bangalore - 560 001.
(iV)	Details of project land held by the applicant	Survey nos. . 206/1 part, 228 /1, 229 /2 , 3 and 231 part, situated at Vengaivasal Village, Tambaram Taluk, St Thomas Mount Panchayat Limit, Chengleput District, Tamil Nadu
(v)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Annexure as per **Sl.no 7**
(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.	Annexure as per **Sl.no 21**
(vii)	Agency to take up external development works. Local Authority (exact Authority or any Agreement to the Authority) / Self Development;	Self Development

For SOBHA LIMITED

Authorised Signatory

(viii)	Registration fee by way of a **demand draft** dated **03.07.2023** drawn on **AXIS BANK LTD** bearing no. **019218** for an amount of **Rs.1,000 /-** calculated as per sub-rule (3) of rule 3;	
(ix)	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;	Annexure as per **Sl.no 4**
(II)	Audited balance sheet of the promoter for the preceding financial year.	Annexure as per **Sl.no 10**
(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;	Annexure as per **Sl.no 5**
(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;	Annexure as per **Sl.no 6**
(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;	Annexure as per **Sl.no 5**
(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;	Annexure as per **Sl.no 7**
(vi)	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;	Annexure as per **Sl.no 7 (Approvals)-** Annexure as per **Sl.no 26 (Specifications)**
(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;	Annexure as per **Sl.no 22**
(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;	Annexure as per **Sl.no 23**
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure as per **Sl.no 24**
(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;	Annexure as per **Sl.no 13**

For SOBHA LIMITED

Authorised Signatory

(xi)	The number and areas of covered parking available in the project;	As per drawing
(xii)	The number of open parking areas available in the project;	
(xiii)	Details of undivided shares pertaining to the project;	Annexure as per **Sl.no 13**
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure as per **Sl.no 25**
(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;	Annexure as per **Sl.no 25**
(xvi)	A declaration in FORM 'B'.	Annexure as per **Sl.no 8**
3	I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.	

Dated: 05.07.2023

Place: Chennai

Yours faithfully,

For SOBHA LIMITED

Authorised Signatory

Promoter & Power agent

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

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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.