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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM "A"

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



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

Sir,

We hereby apply for the grant of registration of our project located at Plot No.110W, New Door No.10, Old Door No.17, 12th Cross Street, Indira Nagar, Adyar, Chennai – 600 020 Comprised in T.S.No.43, Block No.9 of Kalinkundram Village, Velachery Taluk, Greater Chennai Corporation, Zone : XIII, Division No.173.

Project Name: NAGAS COURTYARD BY RAMANIYAM.

Consist of Single Block, Stilt floor + 5 floors with 10 Dwelling Units.

1. The requisite particulars are as under:-

(i) Status of the applicant : Individuals and Limited Liability Partnership.

(i) Individuals :

(a) Name :
1. Mr.N.Ramesh.
2. Mr.Ishwar Nagaraj Ramesh also known as Mr.Ishwar Ramesh
3. Mrs.N. Satya also known as Mrs.Satya Jawahar

All are represented by their Power Agent M/s.Ramaniyam Realtors LLP.

(b) Address: New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

(c) Copy of registration certificate: Nil.

ii) Limited Liability Partnership :

(i) (a) Name : M/s.Ramaniyam Realtors LLP.
Represented by its Authorized Signatory Mr.S.V.K.Sundar.

(b) Address: New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai-600 020.

(c) Copy of registration certificate: Certificate of Incorporation Enclosed.

(d) Main objects:

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

Planning Permission No.OL-PP/NHRB/0318/2023, Permit No. OL-00459, dt:17.08.2023, vide CMDA File No. CMDA/PP/NHRB/S/0401/2023, issued by CMDA and Building Permit No.CEBA/WDCN13/00333/2023, Dated: 05.09.2023issued by Greater Chennai Corporation.

(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. – **Enclosed as Annexure.**

(viii) Agency to take up external development works, Greater Chennai Corporation Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**

(ix) Registration fee by way of a demand draft dated: 16/09/23 drawn on RBL Bank bearing no. 444246 for an amount of Rs.22,500/- (Rupees Twenty Two Thousand Five Hundred Only) calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish: -

2. We enclose the following documents 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 development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person: **Saledeed in the name of owners , Patta and Power of Attorney 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 : **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 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: **Joint Development Agreement enclosed.**

(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: **Enclosed.**

(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 : **Enclosed.**

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy **: Enclosed.**

(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.**

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

(d) Main objects:

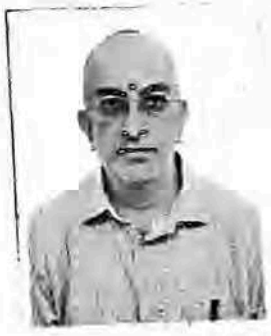
1) To undertake all or any of the business of builders, contractors / sub contractors, or developers, including supply of materials, consumables, plant, equipment, manpower necessary for its execution, dealers in stone, sand, cement bricks, timbers, iron and steel hardware's and other building requisites and to render consultation and advisory services in real estate business including for Govt. Agencies and Departments.

To engage and carry on the business of buying and selling of land, build / develop buildings, promote plots for residential or commercial purposes, houses, flats, petrol bunks, offices, factories or industries, educational and technical institutions, Information Technology Parks, techno parks, software parks, hi-tech city, multi storeyed buildings, ports, roads, dams, bridges, tanks, causeways irrigation canals, barrages including multi – storied flats, apartments, bungalows, holiday resorts, townships, shopping complexes, decorators,merchants, farm house or any other or immovable property.

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

Name : M/s. RAMANIYAM REALTORS LLP,
Represented by its Authorized Signatory Mr.S.V.K.Sundar.
Address : New No.14, Old No.67,
Third Main Road, Gandhi Nagar,
Adyar, Chennai – 600 020.
Contact No : 98412 69564
E-Mail ID : sundar@ramaniyam.com
PAN No : AAHFT8920F

(iv) 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 :
A/C No. 40404040 4042
RBL Bank Limited, T.Nagar, Chennai - 600 017.



(v) Details of project land held by the applicant:

Plot No.110W, New Door No.10, Old Door No.17, 12th Cross Street, Indira Nagar, Adyar, Chennai – 600 020 Comprised in T.S.No.43, Block No.9 of Kalinkundram Village, Velachery Taluk, Greater Chennai Corporation, Zone : XIII, Division No.173 (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

(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: **Mentioned in the Carpet Area Statement.**

(xii) The number of open parking areas available in the project: **Mentioned in the Carpet Area Statement.**

(xiii) Details of undivided shares pertaining to the project: **Mentioned in the Carpet Area Statement.**

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

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project: **Enclosed as a Separate Sheet.**

(xvi) A declaration in FORM "B": **Enclosed**

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

Dated:

Place : Chennai

Yours faithfully,

Signature and seal of the applicant(s)

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

Authorised Signatory

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.