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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SULTAN DEVELOPERS LLP

57 TTK Road, Alwarpet, Chennai – 600018 | Tel: +91-44-24990516
LLPIN: AAS-0574 | GSTIN: 33AEDFS2521R1ZT

04/09/2023



To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 1A, 1st Floor
Gandhi Irwin Bridge Road
Egmore
Chennai – 600008

FORM 'A'- APPLICATION FOR REGISTRATION OF PROJECT

Dear Sir/ Ma'am,

We hereby apply for the grant of registration of our project "**Sultan – Marina Residences**" to be set up at Old Door Nos. 135 & 136, New Door No. 358, Dr. Natesan Road, Triplicane, Chennai - 600005, comprising in Old Survey No. 1059 and New Survey Nos. 1059/1 and 1059/2, Block No. 22, Mylapore Village, Mylapore Taluk, Chennai District.

1. The requisite particulars are as under:-

i)	Status of the Applicant	Company (Limited Liability Partnership)
ii)	Details of the Applicant	
ii) a	Name	Sultan Developers LLP & Mrs. Rafica Zainu Nishtar (Land owner)
ii) b	Address	57 TTK Road, Alwarpet, Chennai – 600018 Email: sultandevllp@gmail.com Mob: 9444209933
ii) c	Copy of Registration Certificate	Enclosed
ii) d	Main Objects	Property Developers
ii) e	Name, Photograph, Address of Partners	Enclosed
ii) f	Details of the Landowner	Enclosed

Applicant Sign:

For SULTAN DEVELOPERS LLP

Designated Partner

Landowner Sign:
For Self & as POA of 6 Other Vendors

Mrs. Rafica Zainu Nishtar

SULTAN DEVELOPERS LLP

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iii)	PAN No. of Applicant	PAN- AEDFS2521R Name- Sultan Developers LLP
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	HDFC Bank Limited Master A/c No.: 50200086333704 Name: SULTAN DEV LLP Sultan Marina Res M C A/c IFSC: HDFC0000386 Branch: Santhome High Road, Chennai - 600028
v)	Details of project land held by the applicant	Stilt floor + 5 floors, height – 18.30m, Residential Building with 20 Dwelling Units, having a total FSI Area of 2756.40 Sqm, at Old Door Nos. 135 & 136, New Door No. 358, Dr. Natesan Road, Triplicane, Chennai - 600005, comprising in Old Survey No. 1059 and New Survey Nos. 1059/1 and 1059/2, Block No. 22, Mylapore Village, Mylapore Taluk, Chennai District, within the Limits of Greater Chennai Corporation
vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	**1. Planning Permit issued CMDA:** File No.: CMDA/PP/NHRB/S/0174/2023 Planning Permission No.: OL-PP/NHRB/0279/2023 Planning Permit No.: OL-00413 **2. Building Permit issued by Greater Chennai Corporation-** No.: CEBA/WDCN09/00294/2023
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.	Not applicable as this is the first project
viii)	Agency to take up external development works	Self
ix)	Registration fees calculated as per sub-rule (3) of rule 3	Amount: Rs. 55,128/- only Method: NEFT Reference: UTR No. N243232618812657 Calculation: FSI Area of 2756.20 Sqm x Rs. 20/ Sqm

Applicant Sign:

For SULTAN DEVELOPERS LLP

Designated Partner

Mrs. Ratica Zapnu Nishtar
Landowner Sign:
For Self & as POA of 6 Other Vendors

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x)	Any other information the applicant may like to furnish.	1. Authorisation Letter from Landowners, 2. MoU signed between Landowners & Applicant, 3. Banker's Certificate

2. We enclose the following documents, namely:-

i)	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;	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	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;	Enclosed

Mrs. Ratica Zainu Nishtar

Applicant Sign:

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v) 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;	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	Not applicable
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	Not applicable
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
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,	Enclosed

Applicant Sign:
For SULTAN DEVELOPERS LLP
Designated Partner

Landowner Sign:
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Mrs. Ratica Zainu Nishtar

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	veranda, open terrace and other common areas, if any, details of which have to be furnished separately;	
(xi)	the number and areas of covered parking available in the project	Enclosed
(xii)	the number of open parking areas available in the project	Enclosed
(xiii)	Details of Undivided Shares pertaining to the project	Enclosed
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Not applicable
(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	Enclosed
(xvi)	declaration in FORM 'B'.	Enclosed

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

Date: 04/09/2023
Place: Chennai

Applicant Sign:

For SULTAN DEVELOPERS LLP

Designated Partner

Landowner Sign:
For Self & as POA of 6 Other Vendors

Mrs. Rabica Zainu Nisthar

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.