

RE

REGULATORY RECORD

RERA Document

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



9003247712

Project Application Form

Promoter Details – Lokaa Developer Pvt Ltd.

Name*	Mr. Santhosh Sharma
PAN No*	AACCL-0960-F
Mobile No*	+91 9789911111
FAX Number	
Occupation	Managing Director
State*	TAMIL NADU
Pin code*	600 085

Father's Name*	Mr. Parasmal Sharma
Aadhaar Number*	2876/2500/3351
Telephone Number*	044-42181118
E Mail*	santhosh@lokaa.in
Address Line 1*	Old No: 9 New No: 17, Ambadi Road.
Address Line 2*	Kotturpuram, Chennai.
District	

If it is a firm

Name of the Firm / Company*	Lokaa Developer Pvt Ltd.
Address*	Old No:9 New No: 17, Ambadi Road. Kotturpuram, Chennai: 600 085
Mobile No*	+91 9789911111
Telephone No	044-42181118
FAX Number	
E Mail	Santhosh@lokaa.in
State*	Tamil Nadu
Pin code*	600 085

Copy of the Registration Certificate*	Enclosed
Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Enclosed
Main objects*	Enclosed

Previous Project Details (Last 5 Years only)

Project Name*	02 Health Club	Project Description (Max 500 Characters)	The fitness-forward clan loves to enjoy their favorite routine in a trendy space. Lokaa has designed O2, one of Chennai's most popular gyms, in contemporary style, allowing plenty of natural breeze and sunlight, with a lovely view of the cityscape. Nothing like a beautifully crafted building to inspire those who desire beautiful bodies.
Current Status	Completed		
Category of Building	Commercial		
Is there any Case Pending	Nil		
Address	No. 1, 100 Feet Bypass Road, Velachery.		
		State	Tamil Nadu
		District*	Chennai
		Pin code	600042

Previous Project Details (Last 5 Years only)

Project Name*	Style One Tower	Project Description (Max 500 Characters)	Style One - A large format Store for fashion garments with a whopping 40000 sq. area comprising four floors for the entire family. A big underground parking area for Cars with a vast and separate Two Wheeler parking suggests cool and comfort shopping. The Store is a star performer with its own credentials and already positioned to be the Best in its locale with its phenomenal concepts in retailing and customer services.
Current Status	Completed		
		State	Tamil Nadu

Category of Building	Commercial
Is there any Case Pending	Nil
Address	19, 1st Main Road, Gandhi Nagar, Adyar.

District*	Chennai
Pin code	600020

Previous Project Details (Last 5 Years only)

Project Name*	Leela Prime
Current Status	Completed
Category of Building	Commercial
Is there any Case Pending	Nil
Address	17 and 18, Sardar Patel Road (Opp. Gandhi Nagar Bus Depot). Adyar.

Project Description
(Max 500 Characters)

A Golden Landmark in South Chennai
This stunning edifice in the heart of South Chennai is home to GRT Jewellers, one of Chennai's leading jewellery brands and Jalpaan, a popular restaurant. Leela Prime is a remarkable example of design, with magnificent exteriors featuring a heat-resistant glass façade that infuses a cool, relaxing ambience in the spacious, stylish interiors.

State	Tamil Nadu
District*	Chennai
Pincode	600 020

Previous Project Details (Last 5 Years only)

Project Name*	The Grand
Current Status	Completed
Category of Building	Residential
Is there any Case Pending	Nil
Address	No. 45, 3rd Seaward Road, Valmiki Nagar

Project Description
(Max 500 Characters)

State

District*

Pin code

The King's Abode The Grand is a treasure of 9 artistically crafted homes reserved for modern day royalty. Located in one of the most coveted residential areas of Chennai, every home at The Grand is a magnificent lifestyle statement, with marvellous interiors and impressive luxury features. It is the finest way to experience life. Structure : S+3
Tamil Nadu
Chennai
600041

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

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



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,
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Chennai 600 097, India
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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.

