

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.

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 – 600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Pungathur Village, Thiruvallur Taluk, Thiruvallur District, Tamil Nadu State .

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (a) Name - S.VENKATESH & S.ANAND
 - (b) Father's Name - V.SAMPATH (Late)
 - (c) Occupation - Business
 - (d) Permanent address – No.5/1, Neelakanda Mehta Street,
T.Nagar,
Chennai – 600 017.
 - (e) Photograph
- (iii) PAN No.- S.VENKATESH : AEHPV9607D &
S.ANAND : AHRPA9971E

- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained:

Account no: 37739205610

Bank name: State Bank of India

Branch: South Boag Road, T.Nagar, Chennai-17

- (v) Details of project land held by the applicants : S.VENKATESH & S.ANAND

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :

Total Land Extent: 9.52 Acres

No of Units: 163 Housing Plots

Shopping Site: 2 Nos and

Children School Site: 1 No

- (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: **1st Project** ;

- (viii) Registration fee by way of a demand draft dated 13.06.2018 drawn on State Bank of India, bearing no. 084570 for an amount of Rs.1,05,877 /- (One Lakh Five Thousand Eight Hundred and Seventy Seven Only) calculated as per sub-rule (3) of rule 3;

2. 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) Settlement deed in favour of promoters.
 - (iv) Parent Sale deed.
 - (v) Patta in the name of promoters.
 - (vi) The sanctioned approved plan and approval letter.
 - (vii) Encumbrance certificate.
 - (viii) A declaration in FORM 'B'.
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated:

Place:

Yours faithfully,



Signature of the applicant(s)

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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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.

