

RERA Document

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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority,
Thalamuthu Natarajan Maligai, No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Sirukalathur Village, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu.

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 individuals –

<u>Details</u>	<u>Owner-1</u>	<u>Owner-2</u>
(a) Name	S.Prabakar	M.Karthik
(b) Father's Name	S.V.Shriramulu	M.K.Mohan
(c) Occupation	Business	Business
(d) Permanent address	27V Madley Road, T.Nagar	No.1202, Z Block, 6 th Avenue, Anna Nagar,

(e) Photograph



(iii) PAN No.

AHJPP0120C

AJLPK4096Q

AND

(ii) In case of Promoter and others :-

<u>Details</u>	<u>Promoter</u>
(a) Name	M/s. AS Living Spaces LLP
(b) Address	27V Madley Road, T.Nagar Chennai - 17

(c) Copy of
Registration
Certificate

Enclosed

(d) Main objects

Real estate / Construction

(e) Name, and

M.Karthik & S.Prabakar

Photograph and
address of
Partners /
Directors

Photograph



9841977777

karthik_3029@yahoo.com

ABGFA4525R



9840030333

prabu@sandp.co.in

(iii) PAN No.

(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 PNB – Escrow - RERA
A/c.No.4228002100005493;

(v) Details of project land held by the applicants;

SIRUKALATHUR - PHASE I				
Survey No.	Acres	Owner Name	Doc.No. & Date	Patta No.
16/3	0.95	M. Karthik	Settlement Deed Doc.No.5725/16 dated 22-8-2016	90
22/1B	0.03			84
22/3B	0.33			
23/1B	0.11			
23/2	0.14			
24/2C	0.35			
28/5A	0.23			
29/1	1.41			
44/4	0.05			
44/5	0.12			
44/6	0.15			

24/2A (part)	0.27			85
44/3	0.12			84
24/1	0.28	S. Prabakar	Sale Deed 5924/16 dated 29-8-2016	88
41/3B2	0.25			
42/2B	0.89			
43/1B	0.21			
43/2A2	0.11			
43/2B	0.09			
43/3B	0.37			
24/2A (part)	0.34			
20/2B	0.21	S. Prabakar	Sale Deed 5925/29-8-2016	86
20/2D	0.22			
20/1A	0.04			
21/2	0.68			
28/2A	0.10			
28/3A	0.25			
42/1	0.33			
19 (part)	0.45			
20/1B	0.04	S. Prabakar	Sale Deed 6606/16 dated 29-8-2016	83
20/2C	0.22			83
21/3	0.12			83
19 (part)	0.41			86
Total (Document)	9.87			
Total (Patta)	9.89			

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

DTCP APPROVAL.NO :- 171/2018
BUILDING PERMITS :- NIL

(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;

This is the First Project of AS Living Spaces LLP

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;

SELF DEVELOPMENT DD NO:2 Dated 26/03/2018 drawn on Axis bank, Adyar, Chennai bearing no. 004897 for an amount of

(ix) Registration fee by way of a demand draft dated 19/3/2018 drawn on Rs. 8740. Axis Bank, Adyar, Chennai bearing no. 004869 for an amount of Rs. 92,390/- calculated as per sub-rule (3) of rule 3; - Total DD value - Rs. 101130/-

(x) Any other information the applicant may like to furnish. NIL

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter; **ENCLOSED**

M/S. AS LIVING SPACES LLP [PAN: ABGFA4525R]

(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;

A Portion of land has been Mortgaged to Punjab National Bank Housing Finance Limited and obtained Project loan for developing the project (Vide Mortgage deed bearing Doc.No. 4960/2017 dated 27-10-2017 on the file of SRO Sriperumbudur) - Mortgage deed - 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;

a) MOU dated 26-4-2017 for joint development between the Landowner & the Promoter - 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, partial completion certificate for each of such phases;

Approved Layout 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 fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

NIL

(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, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;

NIL – This is a Layout development.

(xi) the number and areas of covered parking available in the project;

NIL – This is a Layout development.

(xii) the number of open parking areas available in the project;

NIL – This is a Layout development.

(xiii) Details of Undivided Shares pertaining to the project;

NIL – This is a Layout development. Layout Area Statement is enclosed

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

NIL

(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) a declaration in FORM 'B'.

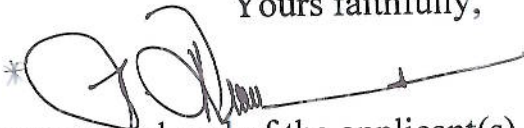
Enclosed

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

Dated: 19-3-2018

Place: Chennai

Yours faithfully,


Signature and seal 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

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

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

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,
OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

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.

