

RE

REGULATORY RECORD

RERA Document

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

FORM 'A'

[See rule (2) }

APPLICATION FOR REGISTRATION OF PROJECT

To

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

Sir,

We hereby apply for the grant of registration of our project to be set up
at **Ambattur** Taluk **Thiruvallur** District **Tamil Nadu** State.

1. The requisite particulars are as under :

(i) Status of Applicant : Company

(ii) In case of Company

(a) **Name :** Royal Land & Developers Private limited

(b) **Address :** Ram Lakhan Chamber, 19 & 20 General Muthiah Street,
Office no 303, 3rd Floor, Sowcarpet, Chennai – 600 079

(c) **Copy of Registration Certificate :** Certificate of Incorporation is been
attached

P.T.O

FORM I R,



CERTIFICATE OF INCORPORATION

CIN. U70101TN2004PTC055007

I hereby certify that.....ROYAL LAND & DEVELOPERS.....

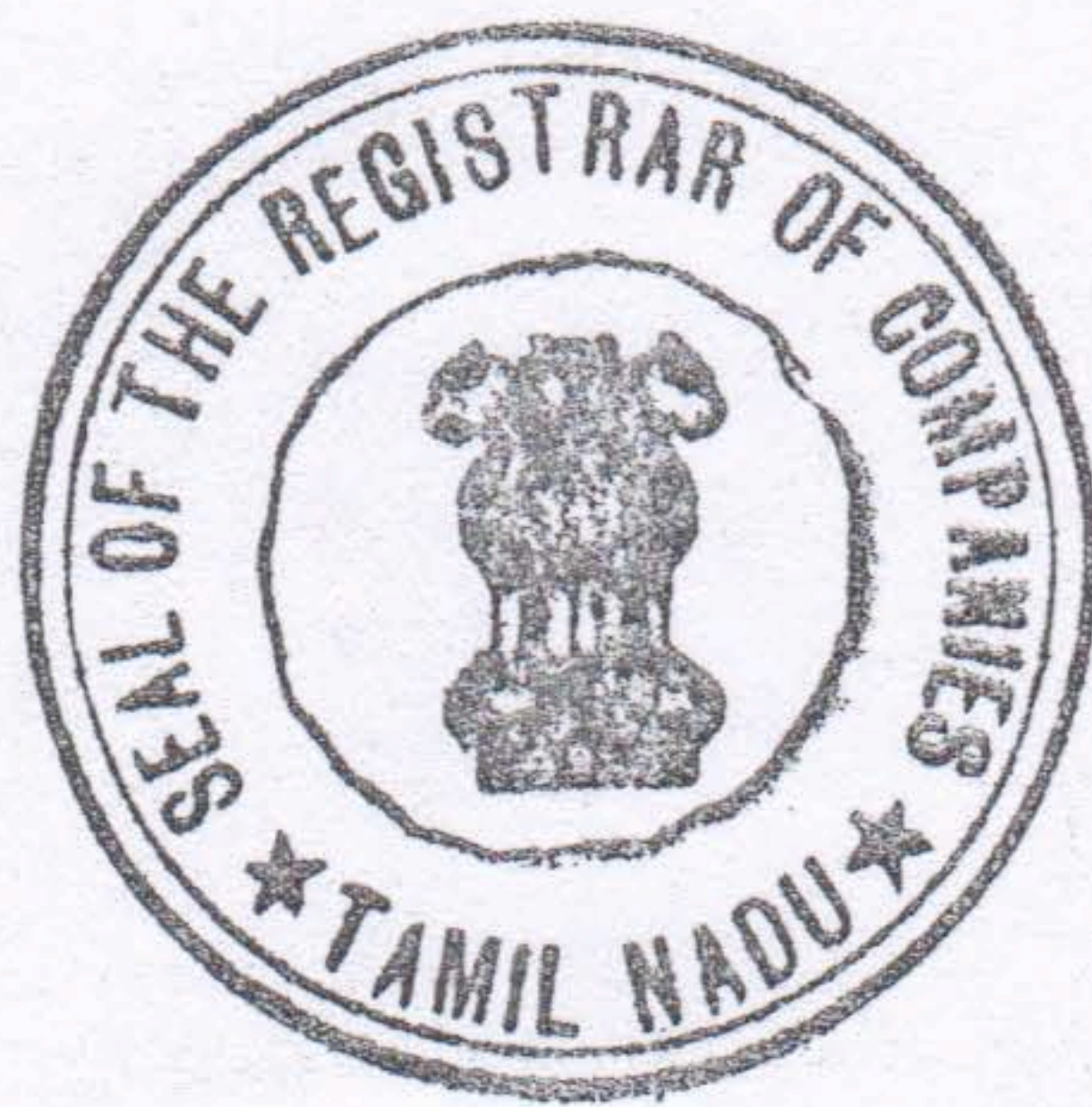
.....PRIVATE LIMITED.....

.....
is this day incorporated under the Companies Act 1956 (No.1 of 1956) and that the
Company is Limited.

Given under my hand at.....CHENNAI.....

this.....TWENTY FOURTH.....day of.....DECEMBER.....
THIRD.....PAUSA.....

Two thousand FOUR.....TWENTY SIX (Saka)
One thousand nine hundred and



Asst.

S. Meenakshi
(S. MEENAKSHI)

Registrar of Companies
TAMIL NADU

(d) Main Objects

- To acquire by purchase, lease, exchange, hire or otherwise lands and property of any tenure or any interest in the same in India and abroad and to sell, lease, let, hire, or otherwise deal with or dispose of the lands, houses, buildings, and other property or any part or portions thereof belonging to the company or in which the company is in anyway interested or concerned.
- To carry on the business of real estate, developers and agents, and inter alia, to purchase for investment or resale, and to traffic in land and house or other property of any tenure and any interest therein, and to create, sell and deal in freehold and leasehold ground rents, and to make advances upon the security of land or house or other property or any interest therein and generally to deal in, traffic by way of sale, exchange or otherwise with land and house property and to develop and turn to account any land and acquired by or in which the Company is interested, and in particular by laying out and preparing the same for building purposes, constructing altering, pulling down, decorating maintaining, furnishing fitting up and improving buildings, any by advancing, money to and entering into contracts and arrangements of all kinds with builders tenants and others.
- To buy, sell, develop, maintain properties in India and abroad and to take up construction work and act as engineers, consultants, architects, contractors, builders, flat promoters, sub-contractors, manufacturers, distributors of building materials, commission agents and consultant for goods, materials and services relating to the development of the property in regard to residential houses, commercial and Industrial premises, Road, Bridges, shed, Godown.
- To build, take on lease, purchase or acquire in any manner whatsoever any apartment, houses, flats, bungalows, row houses, rooms and huts, or other accommodation of residential, commercial, industrial, entertainment use or any other purposes and to let or dispose off the same on any system of installments, payment on hire purchase basis, r & e

& nt, purchase basis, or buy outright sale or any other arrangement whether by private party or arrange with housing finance companies and institutions or in any other mode of disposition, all or any integral part thereof.

- To construct, erect, build, repair remodel, demolish, develop, improve, grades, curves, pave, macadamias, cement and maintain buildings, structures, houses, apartments, hospitals, schools, colleges, places of worship, cinema theaters, conference halls, stadium, talkies wedding places, shopping complexes, industrial complexes, hotels, motels, restaurants, dwelling apartments, highways, industrial parks, Amusement parks, Road, paths, platforms, streets, sideways, courts, take on lease, or platforms, street, sideways, court take on lease, or otherwise acquire and hold any lands and prepare layout thereon or buildings, of any tenure, or description wherever situate or rights or interests therein or connected therewith.

(e) Name, Photograph and address of Directors

- (i) ROYAL LAND & DEVELOPERS PRIVATE LIMITED represented by its Directors

Name - Vikram Kumar Bagmar

PAN - AAFPB8939E

Aadhar Number - 857517091485

MOB - 9962790292

Email - bagmarvikram@gmail.com

**Registeres office Address - Ram Lakhan Chamber, 19 & 20
General Muthiah Street, 3rd Floor, Office No 303, Sowcarpet
Chennai - 600 079, Tamil Nadu.**



VIKRAM KUMAR BAGMAR

- (ii) ROYAL LAND & DEVELOPERS PRIVATE LIMITED represented by its Directors

Name - Gaurav Bagmar

Aadhar Number - 847362558245

PAN - AHSPB1430C

Mob – 9962110860

Email – gauravbagmar25@gmail.com

Registered Address - Ram Lakhan Chamber, 19 & 20 General Muthiah Street, 3rd Floor, Office No 303, Sowcarpet Chennai - 600 079, Tamil Nadu.



GAURAV BAGMAR

- (iii) **Pan Number - AACCR8892G (Royal Land & Developers Private Limited)**

PTO

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROYAL LAND & DEVELOPERS PRIVA



24/12/2004

Permanent Account Number

AACCR8892G

Signature

(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

- **Name of Bank :** The Kaur Vysya Bank, Chennai Main Branch
- **Address of Bank :** P.B No 1980, No 46 Armenien Street, Chennai – 600 001
- **Account Number :**

○ **RERA Account**

- **Name of Account** – Royal Land & Devleopers Private Limited
- **Account Number** – 1153135000017607
- **IFSC** – KVBL0001153
- **Name and Branch** – The karur Vysya Bank, Chennai main Branch

(v) Details of project land held by the applicant

Project Name – ROYAL STAR

Project Discription – Residential Plots of 176 Units

Category - Residential Plots

Project Status – Ongoing, Commenced in January 2018

Project Commencement Date – 3rd January 2018

Project End Date – 30th September 2018

Plot Extent - 21264 SQ.M (Including Public Purpose Plots I & II)

Project Address - ROYAL STAR, Periyar Koladi Road, MGR Nagar, Ayapakkam, Chennai - 600 077 Tamil Nadu.

Layout of House sites consisting of 176 plots (Excluding Public Purpose I & II), land measuring 9.43 Acres in S.No 336(PT) , 341, 342/1A, 342/1B, 342/2A, 342/2B, 342/2C, 343/1, 343/2A, 343/2B1, 343/2B2, 343/2C, 343/2E1, 343/2E2, 345/1A, 345/1B, 351, 352 & 353/1 OF **Ayapakkam Village, Ambattue Taluk, Thiruvallur District.**

(vi) Details of Approval Obtained from Various Competent Authorities for commencing the project

(a) Approved by CMDA letter no **L1/7525/2017** dated 31/08/2017 approved layout no **PPD/L.O no 38/2017** of Ayapakkam Village, Ambattur Taluk, Thiruvallur District

(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 project, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

No projects has been launched earlier this is our first project.

(viii) Agency to take up external development project works :

Self Development

Development Details

- Type of Dwelling Unit – **Plots**
- Total No of Dwelling Unit – **176**
- Carpet Area – **NA**
- No Dwelling Units Available for sale - **176**
- Area Exclusive open terrace if any (Sq Mt) – **NA**
- Area of Exclusive Balcony/Verandah (Sq Mt) - **NA**

(ix) Registration fee by way of demand draft dated 15/06/2018 drawn on **TAMILNADU REAL ESTATE REGULATORY AUTHORITY (INRERA)** bearing no 680253 for an amount of **Rs. 1,06,320/-** (In Words One Lakh Six Thousand Three Hundred and twenty Only) calculated as per sub-rule (3) of rule 3 :

(x) There is no other information pending to be furnished.

2. We enclose the following documents in triplate namely

- (i) authenticated copy of the PAN card of the promoter – **Enclosed**
 - (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; - **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 – **Patta Attached**
 - (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 – **There are NO ENCUMBRANCES on the proposed property.**
 - (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; - **NOT APPLICABLE**
- A. an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases; - **NOT APPLICABLE**

- (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 **Black Top Roads, Security, Ready for construction, Compound wall for Proposed Project, Drinking Water facilities, Avenue Trees, Demarked PLOTS.**
- (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;

Latitude – 13.088255

Longitude – 80.130437

GPS Coordinates - 13° 5' 17.718" N 80° 7' 49.5732" E

Google map Screen shot is also attached for your reference.

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees - **Attested**
- (x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any : **NOT APPLICABLE**

(xi) the number and areas of garage for sale in the project : **NOT APPLICABLE**

(xii) the number of open parking areas available in the real estate project : **NOT APPLICABLE**

(xiii) the names and addresses of his real estate agents, if any, for the proposed project : **NOT APPLICABLE**

(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project :

- Name of License Surveyor – **S Revathy**
- Address of License Surveyor – New no 7 (Old No Y-81) 1st Floor, 6th Street, Anna Nagar, Chennai – 600 040
- Register Licensed Surveyor Class – **II/2044**

(xv) a declaration in FORM 'B' : **Enclosed**

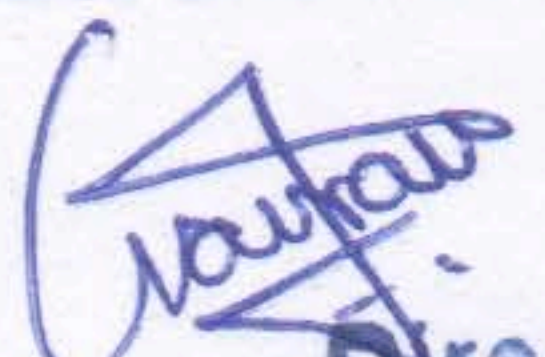
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 19th June 2018

Place: Chennai

Yours faithfully,

For **ROYAL LAND & DEVELOPERS PVT. LTD.**


Director

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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

