

RE

REGULATORY RECORD

RERA Document

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

To

3906

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

Sir,

We hereby apply for the grant of registration of our project to be set up at
Parivakkam Village, Poonamallee Taluk, Thiruvallur District, Tamilnadu.

1. The requisite particulars are as under:-

- | | |
|---|--|
| (i) Status of the applicant: | Company |
| (ii) Name of the Company: | <u>M/s. Sameera Estates Pvt Ltd</u> |
| (iii) Address: | No. 1988, H 28 C, H Block, 12 th Main
Road, Annanagar, Chennai – 600040 |
| (iv) Name, Contact No & E Mail ID
Authorised Person: | Mr. S.K. KUMAR (Vice President –
Liaisoning & Admin) Ph: 9884055061
Email: srkkumar@sameeraestates.com |
| (v) Copy of Registration Certificate: | Enclosed |
| (vi) Main Objects: | Layout Promoter |
| (vii) Name, Address , Contact No &
E Mail ID of the Directors: | 1. Shri. J. Murugesan
44/16, A Block, 6 th Street,
Anna Nagar East, Chennai – 600102
Ph: 9444083896
Email: jm83896@gmail.com |

For SAMEERA ESTATES PRIVATE LIMITED

Authorised Signatory

2. Shri. S. Baskaran
G2, Block 111, Sindur Park, No.31,
Dr. Gurusamy Road, Chetpet,
Chennai -600031
Ph: 9894631999
Email: baskaran@live.com

(viii) Photo



(ix) PAN No: 1. AEWPM3708F, 2. AHPPB2963F (Copies Enclosed)

(x) 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:

Bank: ICICI Bank, Branch: Adyar,
(RERA) Escrow Account No: 777705200006, IFSC Code: ICIC0000350

(xi) Details of project land held by the applicant:

All that piece and parcel of lands comprised in the following survey numbers:

61/1, 61/2, 62/1, 62/2, 63/1, 63/2A, 63/2B, 63/2C, 63/3A, 63/3B1, 63/3B2, 63/3C, 66/1A, 66/1B Part, 66/2A, 66/2B1, 66/2B2, 66/3A1, 66/3A2, 66/3B, 66/5 Part, 67, 68, 69/1A, 69/1B, 69/1C, 69/1D, 69/2A1, 69/2A2, 69/2B, 69/2C, 70/1, 74/1, 76/2 Part, 77/2 Part

situated in Parivakkam Village, Poonamallee Taluk, Thiruvallur District, within Sub-Registration District of Poonamallee;

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

a. Planning Permit No. 12389, vide Layout Approval No. PPD/L.O.N.o.

For SAMEERA ESTATES PRIVATE LIMITED



Authorised Signatory

70/2019 vide letter dated 26.06.2019 from Chennai Metropolitan development Authority (CMDA).

b. Final Layout Approval No. PPD/L.O.N.o. 68/2019 vide letter dated 17.07.2019 from BDO, Poonamallee.

(xiii) 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: ~~NA~~ FIRST Project 

(xiv) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development: NA

(xv) Registration fee by way of RTGS dated 22.07.2019 from ICICI Bank with reference no. ICICIR42019072200579237 for an amount of Rs. 2,19,585/- (Rupees Two Lakhs Nineteen Thousand Five Hundred and Eighty Five Only) calculated as per sub-rule (3) of rule 3;

(xvi) Any other information the applicant may like to furnish: NIL

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

- a. authenticated copy of the PAN card of the promoter;
- b. audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- c. 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;
- d. 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

For SAMEERA ESTATES PRIVATE LIMITED



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along with details: Encumbrance Certificate Attached

- e. 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: Power of Attorney
- f. Authenticated copy of the Planning Permit from the competent authority in accordance with the laws applicable for the Layout.
- g. the location details of the Layout, 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;
- h. proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- i. Declaration in FORM "B" - Enclosed

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

Dated: 23.07.2019.

Place: Chennai

Yours faithfully

For M/s. Sameera Estates Pvt Ltd

For SAMEERA ESTATES PRIVATE LIMITED



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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,
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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.

