

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 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
2935
The Real Estate Regulatory Authority
Tamil Nadu,
Chennai – 600 008



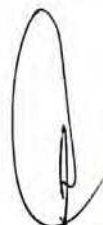
Sir,

We hereby apply for the grant of registration of my/our project to be set up at Kuthambakkam 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; COMPANY
 - (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -
 - (a) Name SHANBAGAM ESTATE PRIVATE LIMITED
 - (b) Address Swathi sahana Apt B4, #6/55, K B Dasan Road, Teynampet, Chennai – 600 018
 - (c) Copy of registration certificate: Attached
 - (d) Main objects: Real Estate
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc. Attached
 - (iii) PAN No.: AAKCS4869E
 - (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained: Indian Bank Ltd. 32, G K M Street, Thirumazhisai, Chennai – 600124. Current A/c 6753843906
 - (v) Details of project land held by the applicant: 56,506 sqmtr of Plot land, 6242 sqmtr of road and 7060 sqmtr of OSR, totaling to 69,808 sqmtr
 - (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: Subdivision approved vide letter no. L1/10315/2018 dated 26 Dec 2018 attached



- (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.: NIL (This is the first venture by the promoter)
- (viii) Agency to take up external development works (Local Authority (exact Authority or any agreement to the Authority) / Self Development; SELF-DEVELOPMENT
- (ix) Registration fee by way of a demand draft No. 250977 dated 28th May 2019 drawn on Axis Bank, Chennai
Bearing 250977 no. for an amount of Rs. 2,82,530 /- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter; ATTACHED
 - (ii) **audited balance sheet of the promoter for the preceding financial year; ATTACHED**
 - (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; 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; NIL
 - (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) 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




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permission, building permit / building sanction plan,
partial completion certificate 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; SANCTIONED LAYOUT PLAN COPY ATTACHED
- (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; NOT APPLICABLE AS THIS IS PROPOSED AS A SUBDIVISION OF LAND ONLY
- (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; ATTACHED
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; NOT APPLICABLE
- (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; NOT APPLICABLE
- (xi) the number and areas of covered parking available in the project; NOT APPLICABLE
- (xii) the number of open parking areas available in the project; NOT APPLICABLE
- (xiii) Details of Undivided Shares pertaining to the project; NOT APPLICABLE
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NOT APPLICABLE AS THIS IS ONLY A SUBDIVISION OF LAND
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; NOT APPLICABLE AS THIS IS ONLY A SUBDIVISION OF LAND
- (xvi) a declaration in FORM 'B', ATTACHED



S.NO	Name of the Directors	Designation	Address
1	Vasu Raj Devan	Director	11, Tivoli Apt, Kasthuri Estate, 1 st st, C1, Teynampet, Chennai - 600 018
2	Latha Devan	Director	11, Tivoli Apt, Kasthuri Estate, 1 st st, C1, Teynampet, Chennai - 600 018
3	Charu Sarathy	Director	30, Srinivasa Apt, 1B, Maharaja Surya Road, Teynampet, Chennai - 600 018
4	M.R. Raghavan	Director	542, Subhuti Apt, South Avenue Road, Kamaraj Nagar, Thiruvanmiyur, Chennai 600 041
5	Anirudh Raj Sarathy	Director	30, Srinivasa Apt, 1B, Maharaja Surya Road, Teynampet, Chennai - 600 018
6	Vikram Ranganathan	Director	4/15, Sri Krishnapuri Apt, 6th Cross Street, Mylapore, Chennai - 600 004



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
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.

