

RE

REGULATORY RECORD

RERA Document

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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 **Hosur** Taluk, **Krishnagiri** District, **Tamilnadu** State.

1. The requisite particulars are as under:-
- (i) Status of the applicant, is partnership firm
- (ii) In case of individual –
- (a) Name : NA
- (b) Father's Name : NA
- (c) Occupation : NA
- (d) Permanent address : NA
- (e) Photograph : NA

OR

In case of firm / societies / trust / companies / limited liability partnership /
competent authority –

1. Name : **MR.D.SANTHOSH KUMAR**
PAN No. : BLKPS0844J
Address : S/o Mr.Devaraj, Plot No.14, Phase – 4,Royal City,
Alasanatham, Hosur , Pin 635109
2. Name : **MR.M.ANWAR BASHA**
PAN No. : AIKPA3839K
Address : S/o Mr.A.M.H.Shariff, Door No.36, Selvaraj Nagar,
Virudhachalam Post & Taluk, Cuddalore District ,
Pin– 606 001, Tamil Nadu State.

1. D. Senthil Kumar

2. M. Anwar Basha

3. Senthil Kumar

4. S. Senthil Kumar

5. Senthil Kumar

6. E. K. Senthil Kumar

7. M. Prabhakar

3. Name : **Mr.S.SARAVANA BABU**
PAN No. : BEIPS2709R
Address : S/o. Mr.Subramani, No.108, 1st, Cross, Appavu Nagar,
Thally Road, Hosur Town & Taluk, Krishnagiri
District – 635001
4. Name : **Mr.S.SHANKAR,**
PAN No. : BDLPS8726E
Address : S/o. Mr.Subramani, No.108, 1st, Cross, Appavu Nagar,
Thally Road, Hosur Town & Taluk, Krishnagiri
District – 635001.
5. Name : **Mr. K.K.SRINIVASAN,**
PAN No. : ACPPS8198G
Address : S/o.K.R.KrishnayyaChetty, D. No.44F2, Basheer
Mohammed Layout, Krishnagiri Taluk & District – 635001
6. Name : **Mr. G.N.RAMANATHAN,**
PAN No. : AVQPR2485P
Address : S/o.NanjundaChetty, No.1/517, Senthil Nagar,
Krishnagiri Town, Krishnagiri Taluk & District – 635001.
7. Name : **Mr. PRABAKARAN,**
PAN No. : AJQPP4784K
Address : S/o.N.Natarajan, No.259/2, Near KAKC Petrol Bunk,
Salem Main Road, Krishnagiri Taluk& District.
8. Name : **Mr. KESAVAN.E,**
PAN No. :
Address : S/o.Ellaiyappa Goundar, No.491, Setthapalayam,
KethruNaickanpatti, Pudhur, Kanavaipudur, Salem,
Tamil Nadu – 636354.

(c) Copy of registration certificate : **Enclosed**

(d) Main objects : **Layouts**

(e) Name, photograph and address of chairman of the governing body /
partners / directors etc : **Enclosed**

1. D. Sule

2. M. S. Shankar

3. K. K. Srinivasan

4. G. N. Ramanathan

5. P. Prabakaran

7. E. Kesavan

8. E. Kesavan

- (iii) PAN No. - **Enclosed** ;
- (iv) 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 **Axis Bank, Railway station Branch, Hosur**;
- (v) Details of project land held by the applicant **Southern Gateway Infra and Realty** ;
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project DTCP, Chennai ;
- (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.
- NA - ;
- (viii) Agency to take up external development works : **Self Development**;
- (ix) Registration fee by way of a demand draft dated 20.03.2019 drawn on **Axis Bank, Hosur** bearing no. **001453** for an amount of **Rs. 2,52,027/-** 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 : **Enclosed**
(ii) **audited balance sheet of the promoter for the preceding financial year : 2018 – 19 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;
- (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;

1. *A. Sule*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

6. *[Signature]*

7. *E. K. [Signature]*

- (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

(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 - **DTCP**

- (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**

- (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 : NA

2. *[Signature]*

2 *Sam*

4. S. Spence

SS ~~Diener~~ C2N1 Merabot

7 M. Ibrahim

2. E. kesavaiah

- (xi) the number and areas of covered parking available in the project; : NA
- (xii) the number of open parking areas available in the project: NA
- (xiii) Details of Undivided Shares pertaining to the project: NA
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : NA
- (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: NA
- (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.

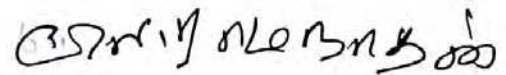
Dated: 09.07.2019

Place: Hosur


N. Prabhu
E. Kesavaiah

Yours faithfully,

1. D. Subramanian
2. M. Anand
3. S. Kumar
4. S. Kumar



Signature and seal of the applicant(s)

1. D. Subramanian
2. M. Anand
3. S. Kumar
4. S. Kumar
5. S. Kumar
6. N. Prabhu
7. N. Prabhu
8. E. Kesavaiah

TO,

Dt.08.07.2019

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

Sub : List of Partners

Respected Sir/Madam,

List of Partners.

Please find herein mentioned our company Partners details.

1) MR.D.SANTHOSH KUMAR

S/o Mr.Devaraj

Plot No.14, Phase – 4,

Royal City, Alasanatham,

Hosur Taluk, Krishnagiri District,

Tamil Nadu State.

D. Santhosh
98948 61407.



Partner

2) MR.M.ANWAR BASHA

S/o Mr.A.M.H.Shariff

Door No.36, Selvaraj Nagar,

Virudhachalam Post & Taluk,

Cuddalore District – 606 001,

Tamil Nadu State.

M. Anwar Basha



Partner

3) Mr.S.SARAVANA BABU

S/o. Mr.Subramani,

No.108, 1st, Cross,

Appavu Nagar, Thally Road,

Hosur Town & Taluk,

Krishnagiri District – 635001

S. Saravana Babu



Partner

- 4) **Mr.S.SHANKAR,**
S/o. Mr.Subramani
No.108, 1st, Cross,
Appavu Nagar, Thally Road,
Hosur Town & Taluk,
Krishnagiri District – 635001.

S. Shankar



Partner

- 5) **Mr. K.K.SRINIVASAN,**
S/o.K.R.KrishnayyaChetty,
D. No.44F2, Basheer Mohammed Layout,
Krishnagiri Taluk & District – 635001

K.K. Srinivasan



Partner

- 6) **Mr. G.N.RAMANATHAN,**
S/o.NanjundaChetty,
No.1/517, Senthil Nagar,
Krishnagiri Town,
Krishnagiri Taluk & District – 635001.

G.N. Ramanathan



Partner

- 7) **Mr. PRABAKARAN,**
S/o.N.Natarajan,
No.259/2, Near KAKC Petrol Bunk,
Salem Main Road,
Krishnagiri Taluk& District..

Prabakaran



Partner

8) **Mr. KESAVAN.E,**

S/o.Ellaiyappa Goundar,

No.491, Setthapalayam, KethruNaickanpatti,

Pudhur, Kanavaipudur, Salem,

Tamil Nadu – 636354.

E. Kesavan.



Partner

We request you to take notice that we are trading in partnership under the name & style of
M/s. Southern Gateway Infra and Realty,

Kindly take the Application as soon as possible and do the needful.

Thanking you,

Yours faithfully,

for **Southern Gateway Infra and Realty,**

PARTNERS

1) *P. S. S. S.*

5) *S. S. S. S.*

2) *M. A. S.*

6) *C. S. S. S.*

3) *S. S. S.*

7) *N. S. S.*

4) *S. S. S.*

8) *E. Kesavan.*

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.

