

RE

REGULATORY RECORD

RERA Document

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Form – "A"

[See Rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

4781

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
IIIrd Floor (East Wing),
CMDA, 'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road, Egmore,
Chennai 600 008



Sir,

We hereby apply for the grant of registration of our Residential Layout project called "SRI SAI VIGNESH NAGAR", duly approved by DTCP vide LP/DTCP No. 8/2018, to be set up at Thirukalikundram Taluk, Kanchipuram District, Tamilnadu State.

1. The requisite particulars are as under:-

i. Status of Applicant, whether individual/
company/Proprietorship
Firm/Societies/
Firm/Competent Authority Partnership : INDIVIDUALS & PRIVATE LIMITED
COMPANY

ii. In case of Individuals –

Promoter- 1:

a. Name & PAN No. : V.M. Kannappan & AAKPK2084N
b. Father's Name : Mr. V. Munusamy
c. Occupation : Business
d. Permanent Address : Door No.27, Jagannathan Nagar 2nd
Main Road, Arumbakkam,
Chennai 600 106
e. Photograph : Photo Enclosed separately

Promoter- 2:

a. Name & PAN No. : B. Tej Narasa Reddy & AKNPT7608L
b. Father's Name : By GPA, Mr. V.M. Kannappan
c. Occupation : Mr. B. Nagi Reddy
d. Permanent Address : Business
Plot No. 110, Lakshmanasamy Salai,
K.K.Nagar, Chennai 600078
e. Photograph : Photo Enclosed separately

V.M. Kannappan

B.Tej Narasa Reddy by POA

D. Sunil Kumar

G. Velugonda Reddy
by POA

Tatia Developer Pvt Ltd

Promoter- 3:

- a. Name & PAN No.
- b. Father's Name
- c. Occupation
- d. Permanent Address

- e. Photograph

Promoter- 4:

- a. Name & PAN No.
- b. Father's Name
- c. Occupation
- d. Permanent Address

- e. Photograph

Promoter- 5:

- a. Name & PAN No.
- b. Address
- c. Copy of Registration Certificate
- d. Main Objects
- e. Name, Photograph and address of Chairman of the governing body/ partners/directors, etc.

: **D. Sunil Kumar & AAFPD9907Q**
: Mr. Dharmichand Singhvi
: Business
: No. 6, Lakshmanan Street,
: T.Nagar, Chennai 600 017
: Photo Enclosed separately

: **G. Velugonda Reddy & AFLPV5808D**
: By GPA, Mr. V.M. Kannappan
: Mr. Rami Reddy
: Business
: No. 27, Vijay Nagar, Manimangalam
: Rd. Varadarajapuram, Chennai - 48
: Photo Enclosed separately

: **M/s. Tatia Developer Pvt. Ltd. &**
: AADCT3873A
: No. 18, Ritherdon Road,
: Vepery, Chennai 600 007
: Enclosed
: As in MOA, enclosed.
: Mr. Aniket Tatia, Director
: 3/2, 2nd Main Road, Vengeeswarar
: Nagar, Chennai 600 026.
: Photograph of the Director enclosed
: separately.
: Mentioned above for each of the
: Promoter

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

: Federal Bank Ltd,
: Vadapalani Branch
: Chennai 600 026

v. Details of Project land held by the applicants

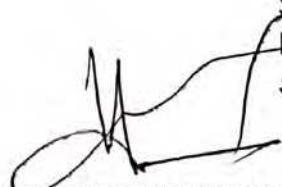
: As in Annexure - "A"

Ovi. Details of approval obtained from various Competent Authorities for commencing the project

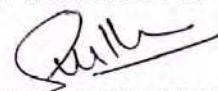
: Layout Approval No.8/2018, vide
: Letter No. 21071/2016/LA1, dt.
: 19.03.2018, issued by the
: Commissioner, Directorate of Town &
: Country Planning, 807, Mount Road,
: Chennai 600 002. Proceedings of the
: Special Officer, Thirukalikundram
: Panchayat bearing Ref. No.
: 541/2016/A2 dt. 28.12.2018.



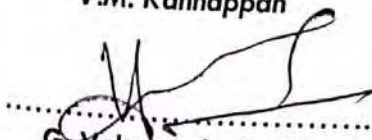
V.M. Kannappan



B.Tej Narasa Reddy by POA



D. Sunil Kumar



G. Velugonda Reddy
by POA

For TATIA DEVELOPERS PRIVATE LIMITED

Tatia Developer Pvt. Ltd.
Director

- 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
- viii. Agency to take up external development works Local Authority : Self Development
(exact authority or any agreement to the authority)/Self Development
- ix. Registration Fee paid by way of *Original acknowledgement from CUB, Nungambakkam branch dt. 19.8.19 for payment of registration fee to TNRERA is enclosed.* Demand draft dated 19.08.2019, drawn on City Union Bank Ltd. Nungambakkam Branch, Chennai Bearing No. for an amount of Rs./-, calculated as per sub-rule (3) of Rule 3.
- 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 Promoters : Yes
- ii. Audited Balance Sheet of the promoters for the preceding financial year : ~~Yes. In case of individuals, it returns for the AY 2018-19 and in case of Company, Balance Sheet as on 31.03.2018 is enclosed.~~
NOT APPLICABLE - NEW PROJECT
- 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. : Copy of the Title Deeds in the joint names of the above Promoters (4 Individuals and 1 Private Limited Company) 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 : NIL
- V.M. Kannappan*
B.Teja Narasa Reddy by POA
G. Velugonda Reddy by POA
D. Sunil Kumar
For TATIA DEVELOPER PRIVATE LIMITED
Tatia Developer Pvt. Ltd.

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 promoters 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.

Promoters are the absolute Owners of the Project Land.

iv. 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;

Not Applicable, since it is a Residential DTCP approved Layout.

v. 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;

Copy of the Sanction Letter for the Layout dt. 19.03.2018 from DTCP, Proceedings of the Special Officer, Thirukalikundram Panchayat bearing Ref. No. 541/2016/A2 dt. 28.12.2018 and copy of the Layout enclosed.

vi. 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

Development works like laying of roads, Street Lights, Rain Water harvesting completed.

vii. 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;

Layout Plan is enclosed

V.M. Kannappan

B.Teja Narasa Reddy by POA

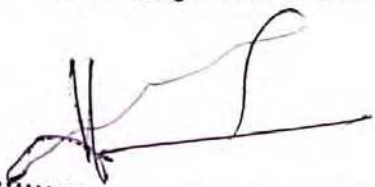
D. Sunil Kumar

G. Velugonda Reddy
by POA

For TATIA DEVELOPER PRIVATE LIMITED

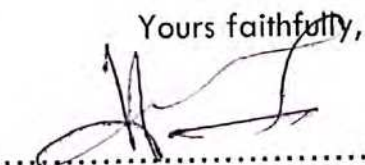
Tatia Developer Pvt. Ltd.
Director

- ix. Proforma of the allotment letter, agreement of sale and the conveyance deed proposed to be signed with the allottees; Enclosed separately
- 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; : DIRECT - MARKETING
- 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 associated with the development of the proposed project; : Not applicable
- xvi. a declaration in FORM 'B' : Enclosed
3. We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief.



V.M. Kannappan

Yours faithfully,

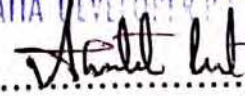


B.Teja Narasa Reddy by POA



D. Sunil Kumar

For TATIA DEVELOPER PRIVATE LIMITED



Tatia Developer Pvt. Ltd.

Director

G. Velugonda Reddy

by POA

Place : Chennai

Dated : 19th August 2019



TATIA DEVELOPER PVT. LTD.

Tatia House, 18, Ritherdon Road, Vepery, Chennai 600 007.

Tel : 26650181 / 25325050

Email : aniket@tatia.net / info@tatia.net

Date: 25.08.2019

Latest List of Directors

The following are the latest List of Directors of **M/s. Tatia Developer Private Limited** as on date.

- 1) NAME : Mr. Padam Kumar Tatia
DESIGNATION : Director
- 2) NAME : Mr. Praveen Kumar Tatia
DESIGNATION : Director
- 3) NAME : Mr. Aniket Tatia
DESIGNATION : Director

For TATIA DEVELOPER PRIVATE LIMITED

Director



(1)



(2)



(3)

PHOTOGRAPHS

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(21)



NAME : V. M. KANNAPPAN

PAN NO. : AAKPK2084N

DESIGNATION : PROMOTER

MOBILE NO : 98408-40396/
x  98408-10396



NAME : D. SUNIL KUMAR

PAN NO : AAFPD9907Q

DESIGNATION : PROMOTER

MOBILE NO : 90031-51000

x 

NAME : MR. ANIKET TATIA

DESIGNATION : PROMOTER

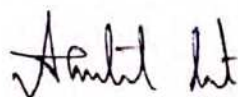
PAN NO. : AADCT3873A

[M/s. TATIA DEVELOPER PVT. LTD.]

MOBILE NO : 98408-42149

x

For TATIA DEVELOPER PRIVATE LIMITED



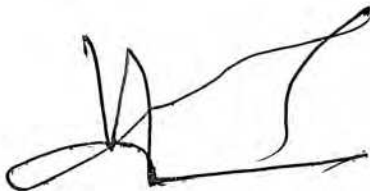
Director



6	PROJECT ADDRESS	SRI SAI VIGNESH NAGAR MANGALAM VILLAGE THIRUKAZHUKUNDRAM TALUK KANCHEEPURAM DISTRICT
7	LAYOUT / SUB DIVISION	SRI SAI VIGNESH NAGAR
	SURVEY NOS.	160/3C2A, 169/2,169/3B,169/3C,169/4,169/5A,169/5B,169/6,169/7,169/8,169/9,169/ 10,169/11,169/12,169/13,169/14,169/15,170/1,170/2,170/3A1,170/3A3,17 0/4A, and 170/4B
8	EXTENT OF THE LAND IN SQ. MT.	36482.10 Sq.mts



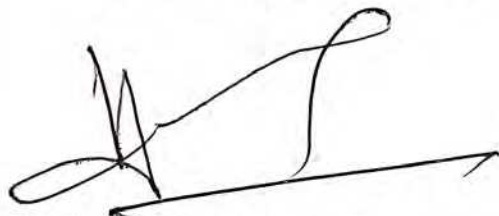
V.M. Kannappan



B.Teja Narasa Reddy by POA

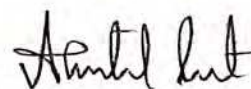


D. Sunil Kumar



G Velugonda Reddy by POA

For TATIA DEVELOPER PRIVATE LIMITED



Director

Director
Tatia Developer Pvt. Ltd.

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.

