Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

NAME: SUNDAR BABU. N
MOB: 9884488587

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

To, 5870

The Real Estate Regulatory Authority,
Thalamuthu-Natarajan Maaligai,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
23 OCT 2019
TNRERA
CHENNAI

Sir,

I hereby apply for the grant of registration of my Project to be set up at Nungambakkam Village, Thiruvallur Taluk, Thiruvallur District, and Tamil Nadu.

1. The requisite particulars are as under:-

(I) Status of the applicant, whether individual / company / Proprietorship firm / societies / partnership firm / competent authority : **Individual**

(II) (a) Name : N. DEVAKUMARI
(b) Husband's Name: K.V. NARASIMMAHULU NAIDU
(c) Occupation: HOUSEWIFE
(d) Permanent Address NO. 16, THAMARAI STREET, AMBAL NAGAR PORUR, CHENNAI - 600116
(e) Photograph

OR

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

(a) Name
(b) Address
(c) Copy of registration Certificate
(d) Main Objects
(e) Name, Photograph and address of chairman of the governing body / partners / directors etc.

N. Devakumari

Scanned by CamScanner

(III) PAN NO. **EYKPD7771R**

(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 the Bank : Bank of Baroda

Address : No.119, 1st Floor, Seven Star Complex
M.T.H Road, Ambattur, Chennai – 600 053
Phone – 91 044 23454 228 / 229

(V) Details of Project Land :

The Project is named as Dhanalakshmi Avenue, situated at Survey No. 98/2, Nungambakkam Village, Thiruvallur Taluk, Thiruvallur District – 602002.

Plot Area - 4113 Sqm, Park Area - 466 Sqm, Road Area – 2100 Sqm

Total No. Plots : 42 and 1 Shop site Plot

(VI) Details of Approval obtained from Various Competent Authorities for Commencing the Project:

A) DTCP APPROVAL :511 / 2018 FROM DIRECTORATE OF TOWN AND COUNTRY PLANNING
B) NOC FROM TALUK OFFICE, THIRUVALLUR 7338/2017
C) NOC FROM AGRICULTURE DEPARTMENT : 4/777/218
D) LETTER TO BDO FROM PANCHAYAT UNION OFFICE KADAMBATTUR FOR ROAD AND PARK ALLOTMENT : 3184/2018
E) THEERMANAM FROM PANCHAYAT OFFICE: APPROVED NO.34 & 35. APPROVED BY BDO KADAMBATTUR
F) APROVAL LETTER LAY OUT PLOTS FROM BDO OFFICE – KADAMBATTUR OF - 1944/2019/

(VII) Breif 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 said projects, any delay in its

N. Deva Kumar

Scanned by CamScanner

completion, details of cases pending, details of type of land and payments etc.

N/A (AS BEING THIS IS THE FIRST PROJECT)

(VIII) Agency to take up external development works_____
Local Authority (exact Authority or any agreement to Authority/ Self Development

(IX) Registration fee by way of a demand draft dated _____
Drawn on _____
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

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

(I) Authenticated copy of the PAN card

(II) Audited balance sheet of the promoter for the preceeding financial year: **N/A**

(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 : **N/A**

(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; **N/A**

(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, as the case may be, entered into between the

N. Deva Kumar

Scanned by CamScanner

promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **N/A**

(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, permission, building permit / building sanction plan, partial completion certificate for each of such phases: **N/A**

(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: **YES (details 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:

(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. : **YES (Details attached)**

(IX) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to signed with the allottees: **N/A**

(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; **N/A**

(XI) the number of areas of covered parking available in the project : **N/A**

(XII) the number of open parking areas available in the project : **N/A**

(XIII) Details of Undivided Shares pertaining to the Project: **N/A**

(XIV) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **N/A**

N. Deva Kumar

Scanned by CamScanner

(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 and other professionals or key persons, if any associated with the development of the proposed project: **N/A**

(XVI) A declaration in form 'B'

3. I solemnly affirm and declare that the Particulars given in herein are correct to my Knowledge and Belief.

Dated:

Place:

Yours Faithfully,

N. Devakumari

(N. DEVAKUMARI)

Scanned by CamScanner

2	(a) Name :	N. DEVAKUMARI
	(b) Husband's Name:	K.V. NARASIMMAHULU NAIDU
	(c) Occupation:	HOUSEWIFE
	(d) Permanent Address With contact No. and Email ID	NO. 16, THAMARAI STREET, AMBAL NAGAR PORUR, CHENNAI – 600116 Mob : +91 9884488587 / sundar_5883@yahoo.co.in
	(e) Photograph	Attached

4) PAN NO: **EYKPD7771R**

6) Project Address : Dhanlakshmi Avenue, Survey No. 98/2 Nungambakkam Village, Thiruvallur Thaluk, Thiruvallur District – 602002.

7) Extent of the Land in Sqm: Plot Area - 4113 Sqm

Park Area - 466 Sqm

Road Area - 2100 Sqm

10) Brief Details of Project:

Launched in the past Five Years **N/A (being this is the First Project)**

N. Devakumari

Scanned by CamScanner

THE LANDLENS SUITE

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

hello@verified.realestate · +91 9996 12 9996

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.