

RE

REGULATORY RECORD

# RERA Document

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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.

APPLICATION FOR REGISTRATION OF PROJECT



To

1099

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 my/our project to be set up at  
Chengalpattu Taluk, Kancheepuram District, Tamil Nadu State, Pattipulam Panchayat,  
Salavan Kuppam Village. Survey No ;71/2,3,4, 72/1A, 1B1, 2A, 4,5,6A.

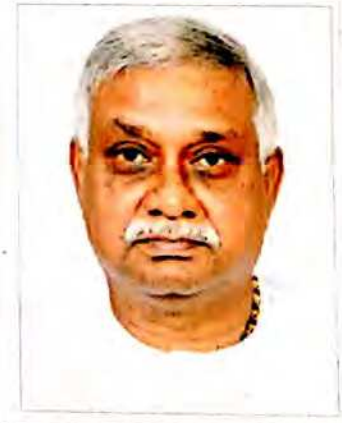
CD enclosed  
Payment on 1

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies /  
partnership firm / competent authority;

(ii) In case of individual –

(a) Name : Sudhakar Shanker  
(b) Father's Name : Bhavani Shanker  
(c) Occupation : Business  
(d) Permanent address : No:42, Bazullah Road , T.Nagar,  
Chennai-600017  
(e) Photograph



(f) Name : Manjula Sashi Bangera  
(g) Father's Name :  
(h) Occupation : House Wife  
(i) Permanent address : No:77, 15th cross street, AECS Layout, 2nd  
Stage sanjayanagar, RMV Extension li stage,  
Bangalore, Karnataka-560094  
(j) Photograph



Contact No:

OR

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

- (a) Name : M.T.Rajens Property Management Services Pvt Ltd
- (b) Address : New No :42, Bazullah Road, T.Nagar, Chennai-600017
- (c) Copy of registration certificate :MOA,AOA, &Incorporation Certificate
- (d) Main objects : Property Management Services
- (e) ChairmanName : Rashmi Sunil,(Exicutive Director)
- (f) photograph



- (g) Address of chairman of the governing body / partners / directors etc.: New No 42, Bazullah Road, T.Nagar, Chennai-600017.

- iii) PAN No. 1. Sudhakar Shanker -ALSPS0374E,  
2. Manjula Sashi Bagera -APFPB7145F,  
3. M.T.Rajens Property Management Services Pvt Ltd-  
AALCM1618G ;
- 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 Indain Bank, North Usman Road Branch, North Usman Road, T.Nagar, Chennai-600017,Account # 6728828446;
- v) Details of project land held by the applicant Chengalpattu Taluk, Kancheepuram District , Pattipulam Panchayat Salavan Kuppam Village survey No ;71/2,3,4, 72/1A, 1B1, 2A, 4,5,6A.
- vi) Details of Approval obtained from Various Competent Authorities for commencing the Project Mamallapuram Local Planning Authority and BDO Thiruporur.
- 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.  
This is the first project of the applicant. Layout approval has been obtained from the Mamallapuram Local Planning Authority and BDO Thiruporur.
- viii) Agency to take up external development works-----Local Authority (exact Authority or any agreement to the Authority)/Self Development;

- 5
- (ix) Registration fee by way of of a online banking dated 22.02.2019, Indian Bank, Transfer Reference No 008635093. Rs.17,050/- (Rupees Seventeen Thousand And Fifty Only ) calculated as per sub-rule (3) of rule 3; (x) Any other information the applicant may like to furnish.

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;**
- (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;
- (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;
  - (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;
- (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;
- (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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

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

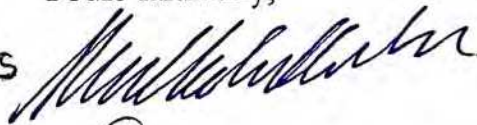
We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated:

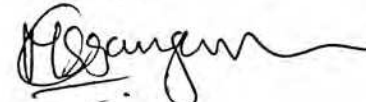
Place:

Yours faithfully,

1. S S



2. M S



3.

for M.T. Rajen's Property and Services Pvt Ltd.

Signature and seal of the applicant(s)

Director / Authorised Signatory

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

