

RE

REGULATORY RECORD

RERA Document

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

- (a) Name : Mr.Villvaraj
(b) Father's Name : Mr.Sivaraj
(c) Occupation : Self Employed
(d) Permanent address : Hexagon flat # 2A , 2ND FLOOR, 1,RAJA STREET, T.NAGAR, CH-17
E mail :vilvarajsiva@gmail.com
Phone :9841152759

(e) Photograph



- (a) Name : Mr.Logaraj
(b) Father's Name : Mr.Sivaraj
(c) Occupation : Self Employed
(d) Permanent address : Hexagon flat # 2A , 2ND FLOOR, 1,RAJA STREET, T.NAGAR, CH-17
E mail :chamundeeswary@gmail.com
Phone :9840043465

(e) Photograph



For C.L.S. PROPERTIES

C.S.

Partner

3

K. Karuppan

4 V.s. Velupillai

3

- (a) Name : Mrs. Kalpana
(b) Father's Name : Mr. Sivaraj
(c) Occupation : Self Employed
(d) Permanent address : #55/4, Bangiyappa Garden, 3rd cross street,
Shanthinagar, Bangalore-560027..
E mail : kannantbl@gmail.com
Phone : 8123487011

(e) Photograph



- (a) Name : Mrs. Vijaylakshmi
(b) Father's Name : Mr. Sivaraj
(c) Occupation : Self Employed
(d) Permanent address : P.NO. 31, ShanthiNiketan Colony,
SevaMandal, East Marredpally,
Secunderabad- 500003.
E mail : babaandsons@yahoo.com
Phone : 9951453007

(e) Photograph



For C.L.S. PROPERTIES

C.S. [Signature]

Partner

1 [Signature]
2 [Signature]
3 [Signature]
4 V.S. Vijaylakshmi
5 K. Kalpana

(OR)

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

(a) Name M/s CLS Properties

(b) Address 89, Tirupathi Nagar,
Valasaravakkam,
Chennai 87

(c) Copy of registration certificate Included

(d) Main objects

To undertake the carrying on the Business of Civil Construction and Purchase and sale of properties, and to carry on any business that the Partners may so decide from Time to Time

(e) Name, photograph and address of partners

Mr.Santhoshraj C S



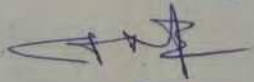
Mr.Santhoshraj C S – Partner

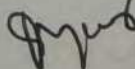
E Mail – santhosh@clsproperties.in

Phone 9884080900

Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87

For C.L.S. PROPERTIES

C. S. 
Partner

1 

2

3

4

V. S. Velupillai

5

K. Kalpana



Mrs.O S Josephine – Partner

E Mail – contact.clsproperties@gmail.com

Phone – 9940655415

Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87

(iii) PAN No. AAGFC5347J ;

(iii) 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 Kotak Mahindra Bank Limited;

(iv) Details of project land held by the applicant No.4/250, Puliambedu Main road, in Survey number 19/4,20/1A1 & 20/1A2 of Goparasanallur Village Poonamallee Taluk, Thiruvallur district. Total extent of 2462.88 Sq. mtr subdivided into 6 subdivision vide CMDA Subdivision approval 38/2018;

Plot No.1 – 458.44 Sq.m

Plot No.2 – 519.94 Sq.m

Plot No.3 – 570.04 Sq.m

Plot No.4 – 451.84 Sq.m

Plot No.5 – 462.62 Sq.m

Plot No.6 – 454.12 Sq.m

Road - 1123 Sq.m

Total - 4040 Sq.m

1. *[Signature]*
2. *S. Jayalalitha*

3. *C. S.*

4. *V. S. V. S.*

5. *K. Kalpana*

For C.L.S. PROPERTIES

C.S. [Signature]

Partner

- (v) Details of Approval obtained from Various Competent Authorities for Commencing the Project

Subdivision approval from CMDA PPD/LD 38/2018;

Plot No.4, Planning Permit No. 68161/1559/18

Land Area Plot No.4 - **451.84 Sq.m**

Floor Area Approved – **603 Sq.m**

Type Residential

Plot No.5, Planning Permit No.67520/1417/18

Land Area Plot No.4 - **462.62 Sq.m**

Floor Area Approved – **589.92Sq.m**

Type Residential

- (vi) 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.

1. Nakshatra – Valasaravakkam – 6 Dwelling units Stilt + 2 Completed on Time

2. Gokulam–Virugambakkam – 4 Dwelling units Stilt + 2 Completed on Time

3. Avni– Virugambakkam – 4 Dwelling units Stilt + 2 Completed on Time

4. Tranquil – T Nagar – 4 Dwelling units Stilt + 2 Completed on Time

No legal dispute pending against us;

- (vii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/Self Development; **-SelfDevelopment;**

C.S. PROPERTIES

C.S. Partner

(viii) Registration fee by way Account Transfer for an amount of **Rs.14585/- (Rupees Fourteen Thousand Five hundred and Eighty Five Only)** calculated as per sub-rule (3) of rule 3; - Challan enclosed
Plot No.4 – Building Registration Fee – Rs.12,060 /- (Rupees Twelve thousand and sixty only)
UTR No.KKBK190812181067
Calculated at Rs.20 per Sq.m x 603.00 Sq.m
Plot No.5 – Building Registration Fee – Rs.11,792 /- (Rupees Eleven Thousand seven hundred and ninety two only)
UTR No.KKBK190812181066
Calculated at Rs.20 per Sq.m x 589.92 Sq.m

(ix) 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;

(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;

C.L.S. PROPERTIES

C.S. 

Partner

1 
2 S. Jayachandran
3 C.S.

4 V.S. Venukumar

5 K. Kalpana

(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;

(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;

(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;

(xii) the number of open parking areas available in the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

4 V.S. Vukobrat

5 K. Karlsson

For C.L.S. PROPERTIES
C.S. [Signature]
Partner

(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;

(xvi) a declaration in FORM 'B'.

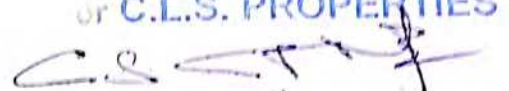
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated : 25-03-2019

Place : Chennai

Yours faithfully,
Signature and seal of the applicant(s)

or C.L.S. PROPERTIES



1. 
2. S. V. Jayaraman Partner

3. 

4. V. S. V. V. V. V.

5. K. Kalpana

M/s CLS Properties

PAN No. : AAGFC5347J

Registered Address : 89, Tirupathi Nagar, Valasaravakkam, Chennai 600087

Partners Details



Name & Designation :- C.S. Santhosh Raj (Partner)

E Mail – santhosh@clsproperties.in

Mobile No. 9884080900

Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87



Name & Designation :- O S Josephine (Partner)

E Mail – contact.clsproperties@gmail.com

Mobile No – 9940655415

Address : No.54, Tirupathi Nagar, Valasaravakkam, Chennai 87

Objectives of the Firm

To undertake the carrying on the Business of Civil Construction and Purchase and sale of properties, and to carry on any business that the Partners may so decide from Time to Time

Website : www.clsproperties.in
E-mail : marketing.clsproperties@gmail.com
Contact No. : 044-2486 9377, 044 - 4959 6299

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.

