

RE

REGULATORY RECORD

RERA Document

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1150/2

FORM 'A'
[See rule 3
(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

We hereby apply for the grant of registration of our project to be set up at
Madhuranthagam Taluk, Madhuranthagam Town, Kancheepuram District
Tamil Nadu State.

1. The requisite particulars are as under:-

- (i) **Status of the applicant :** Company- Ramsai Infrastructure Private Limited and Individual Promoter –Mrs.Ani Balachandran.
- (a) **Name :** Ramsai Infrastructure Private Limited
- (b) **Address :** No.17, Lynwood Avenue, Mahalingapuram, Chennai-600034.
- (c) **Copy of registration certificate** – Copy Enclosed
- (d) **Main objects :** Real Estate Promoters
- (e) **Name, photograph and address of directors :**
- i) **Name :** 1) M.V.Balachandran
- ii) **Photograph :** Enclosed
- iii) **Address :** No.17, Lynwood Avenue, Mahalingapuram, Chennai – 600034.
- (i) **Name :** Ani Balachandran
- (ii) **Address :** No.17, Lynwood Avenue, Mahalingapuram, Chennai-600034.
- (iii) **Photograph :** Enclosed

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(i) Name : Arjun Balachandran

(ii) Address : No.17 , Lynwood Avenue, Mahalingapuram, Chennai-600034.

(iv) Photograph : Enclosed

(v) PAN No : AAECPO383L – Ramsai Infrastructure Private Limited
ACZPB8799E – Ani Balachandran
AHWPA6287G – Arjun Balachandran

(vi) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained ;

Name of Bank: Bank of India

Address of Bank or Banker: Bank Of India , Nungambakkam Branch, Plot No.6, Door No.10, Mahalingapuram Main Road, Nungambakkam, Chennai-600034.

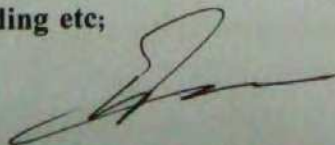
(vii) Details of project land held by the applicant :

The layout has been formed in S.No. 1149/1, 1150/1,2,2A,2B,2C,3&4 in Madhuranthagam Village Madhuranthagam Town, Kancheepuram (Dist), Tamil Nadu-603306. The land in question is owned by the promoters having been acquired through the purchase document 4132/2007 dated 14.06.2007 and 4571/2007 dated 28.06.2007 , 7519/2007 , 7520/2007 , 7521/2007 dated 01.11.2017 executed before SRO Madhuranthagam.

(viii) Details of Approval obtained from Various Competent Authorities for commencing the Project :

The project is for regularisation of developed area in 2.61 acres of which the balance unsold plots in the layout is 7256 Sq.Ft or 675 Sq.mtr and has been approved by DTCP vide approval order No.247/2018 dated 20.03.2019 Layout No. 138(R)/2019 and Madhuranthagam Municipality by letter No.428/2019/F1 dated 05.02.2020 and regularization permit no. 16/2020 dated 05.02.2020 obtained.

(ix) 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;



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The Company M/s. Ramsai Infrastructure Pvt Ltd has already launched a project (Layout) in Survey No.1160/2 , the project having registered RERA No. TN/02/Layout/0144/2018 dated 31.10.2018 .The layout was developed out of own funds and no payments are pending to the land owners. There are no cases pending against the promoters.

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

All Roads have been formed and gifted to the Madhuranthagam Municipality by gift deed No.4853/2019 dated 16.12.2019 executed before the SRO Madhurathagam. The Municipality is expected to complete the development works in future. The Roads will be laid through self development.

(xi) Registration fee by way of a NEFT dated 20.03.2020 drawn on Indian Overseas Bank bearing UTR no. IOBAN20080572141 for an amount of Rs.3375 /- calculated as per sub-rule (3) of rule 3;

(xii) 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; Copy Enclosed**

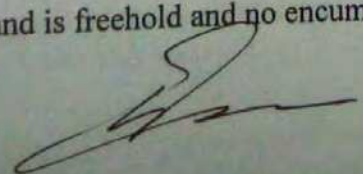
(ii) **audited balance sheet of the promoter for the preceding financial year; Copy Enclosed.**

(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;**

Copies of Purchase documents and SLR/Patta 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;**

The land is freehold and no encumbrances are there on the said



land. The encumbrance certificate up to date is enclosed.

- (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;

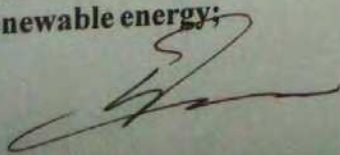
- (A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

The Project is for Layout development owned by the Promoters for which permissions from DTCP and Madhuranthagam Municipality have been obtained. Please refer copies enclosed in along with Point No.1(v).

- (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;

The Project is for Layout development owned by the Promoters for which permissions from DTCP and Madhuranthagam Municipality have been obtained. Please refer copies enclosed in along with Point No.1(v).

- (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;



The Project is for Layout development owned by the Promoters for which permissions from DTCP and Madhuranthagam Municipality have been obtained. Please refer copies enclosed in along with Point No.1(v).

The DTCP and Municipality have collected development fees under Regularisation Scheme 2017 as stipulated in G.O No.78 dated 04.05.2017 and G.O. No.172 dated 13.10.2017 and are expected to complete development as per their Schedule.

- (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;**

Refer Topo Sketch and Google Map enclosed disclosing the location of the land and 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;**

The Promoters are engaged in only selling plots in approved layouts through direct sale documents and not through agreement of sales.

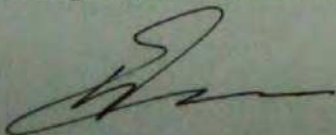
- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;**

The Promoters are only engaged in selling plots in approved layouts and hence it is not applicable. The OSR for the park are clearly demarcated in the layout and have been gifted to the Madhuranthagam Municipality as stated supra through documents executed before the SRO Madhuranthagam (Gift documents copies enclosed)(4853/2019 dated 16.12.2019) before the SRO MADhuranthagam.

- (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;**



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Not Applicable

(xiii) Details of Undivided Shares pertaining to the project;

As the Project is for Development of approved layout and plots are proposed to be sold to the end user and no UDS is contemplated.

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

The Promoters do not propose to engage any Real Estate agents for the Projects.

(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;

As the Project is for Development of approved layout and plots are proposed to be sold to the end user engagement of the above said professionals is not contemplated.

(xvi) a declaration in FORM 'B' : Enclosed.

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

Date : 20.03.2020
Place : Chennai


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

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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

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OMR Thoraipakkam,
Chennai 600 097, India
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