

RE

REGULATORY RECORD

RERA Document

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3
K. Suresh Kumar

999A222022

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



APPLICATION FOR REGISTRATION OF PROJECT

To

2428

The Real Estate Regulatory Authority
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

I/We hereby apply for the grant of registration of my/our project **MGP PUSHTI** to be set up at **S. Nos. 7/1A1C, 7/1B1C & 7/4** situated in **Kovilambakkam Village, Sholinganallur Taluk, Kancheepuram District, Tamil Nadu State.**

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
 - (b) Father's Name
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR

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

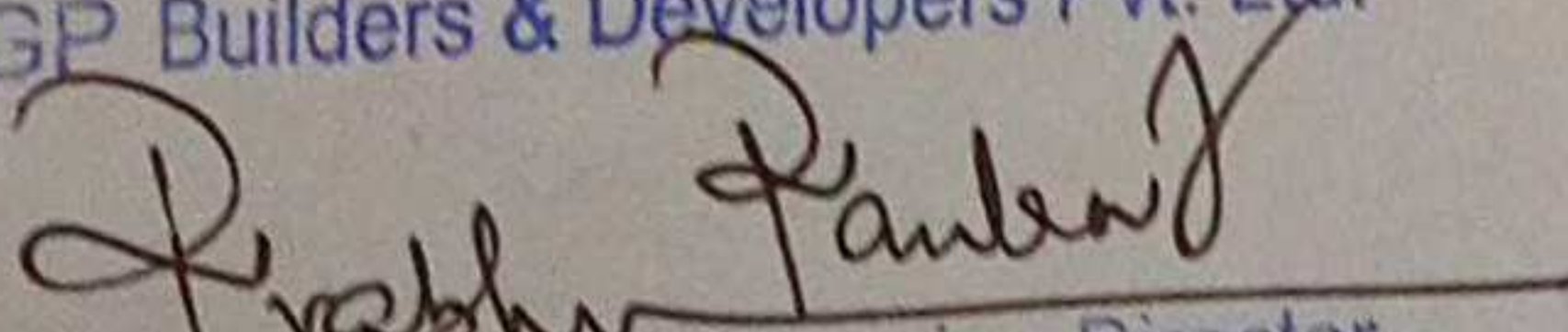
- (a) Name – **M/s. MGP BUILDERS AND DEVELOPERS PVT. LTD.,**
- (b) Address - **No. 27, Andavar Street, Thilagar Avenue, Balaiah Garden, Madipakkam, Chennai – 600 091.**
- (c) Copy of registration certificate – **U45202TN2011PTC079565**
- (d) Main objects – **Developers & Promoters**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. – **Attached**

- (iii) PAN No. **AAHCM0743Q**
- (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: **IDBI Bank, Kilkattalai, Chennai – 600 117**
- (v) Details of project land held by the applicant – **Attached;**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - **CMDA;**
- (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. – **Attached;**
- (viii) Agency to take up external development works with Local Authority (exact Authority or any agreement to the Authority) / Self Development; **JV**
- (ix) Registration fee by way of NEFT transfer dated 04.06.2020 for an amount of Rs. 3,077 /- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. -**No**

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

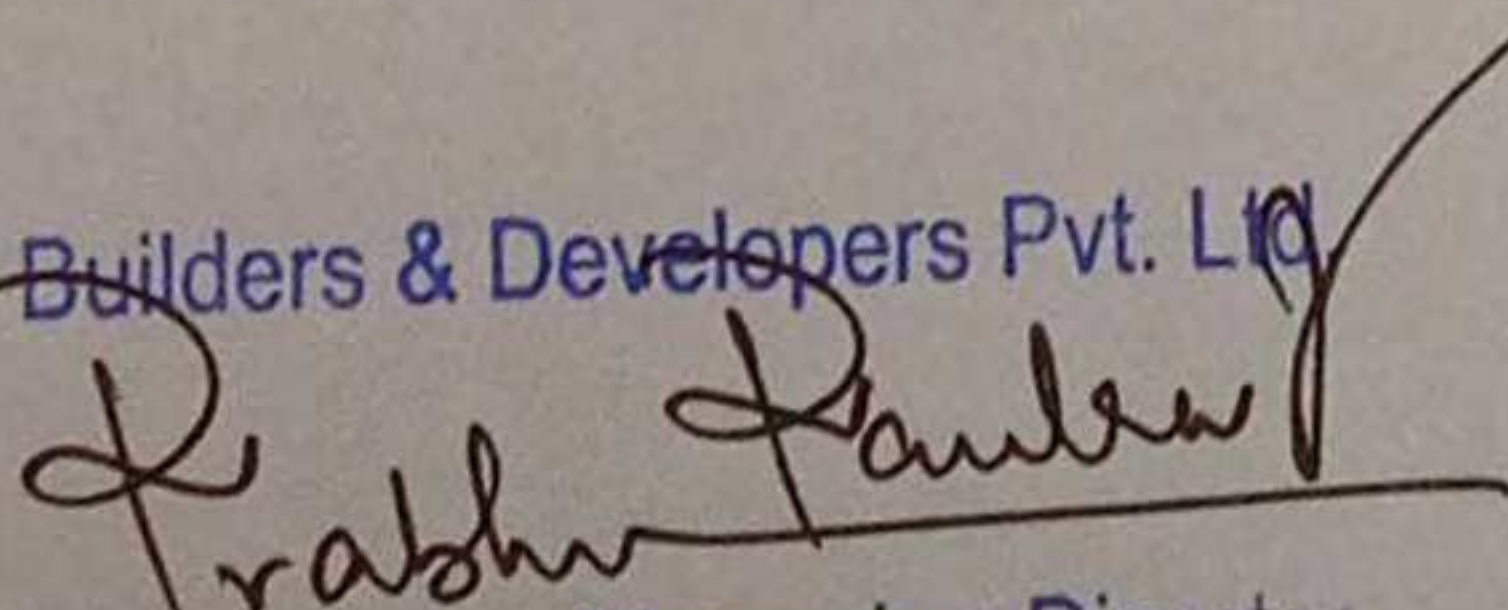
- (i) authenticated copy of the PAN card of the promoter; - **Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year – **Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed 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 - **Attached.**
- (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 - **Attached.**

MGP Builders & Developers Pvt. Ltd.


Managing Director

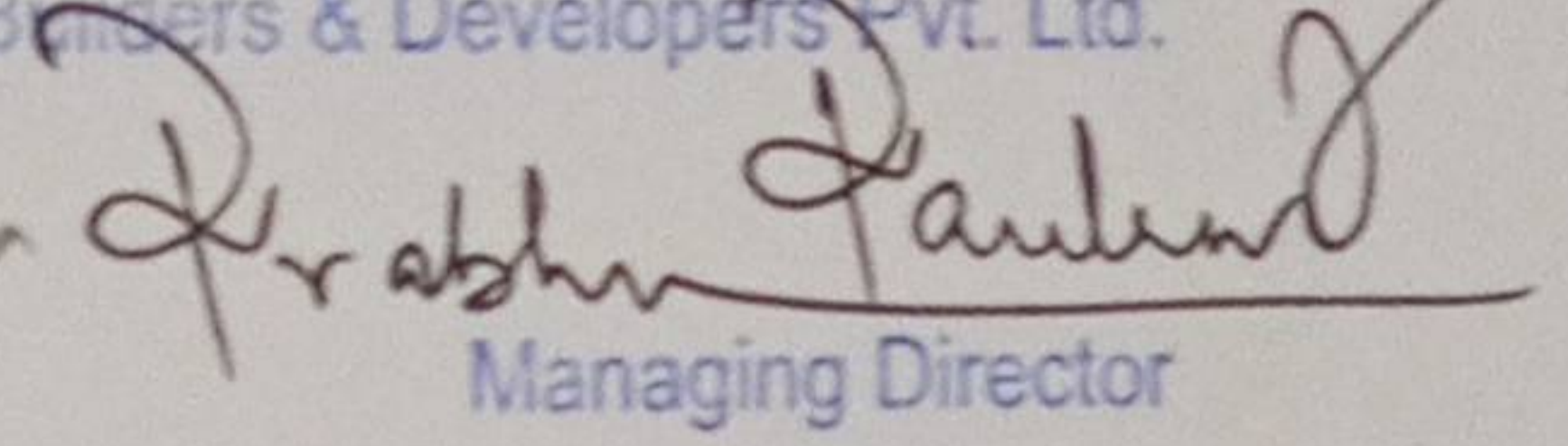
- (A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, 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 - **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 – **Attached**
- (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' – **Attached.**

MGP Builders & Developers Pvt. Ltd.


Managing Director

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

MGP Builders & Developers Pvt. Ltd.

X 
Managing Director

Dated: 04.06.2020

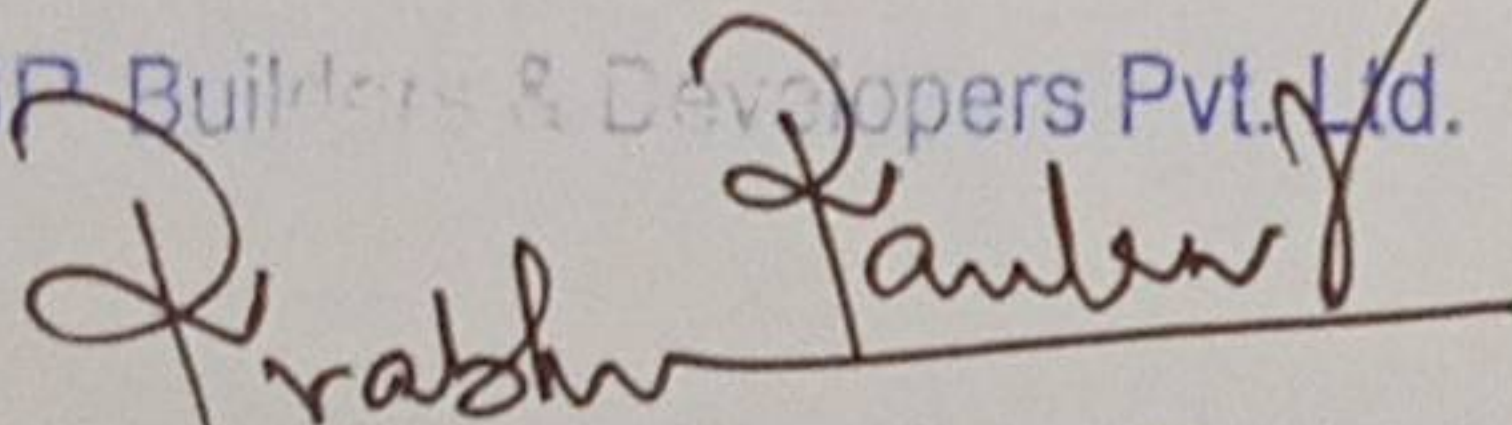
Place: Chennai

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

Project Details:

Project Name	MGP PUSHTI
Project Address	Old Survey Nos. 7/1A1(Part), 7/1B1 (Part) & 7/1B2 (Part) and New Survey No. 7/1A1C, 7/1B1C & 7/4, in Indrajith Avenue, Kovilambakkam
Project Location Map	goo.gl/maps/wno2XWzs1DrE5rta9
No of plots	4
Plot Size range from	1438 Sq. ft

MGP Builders & Developers Pvt. Ltd.

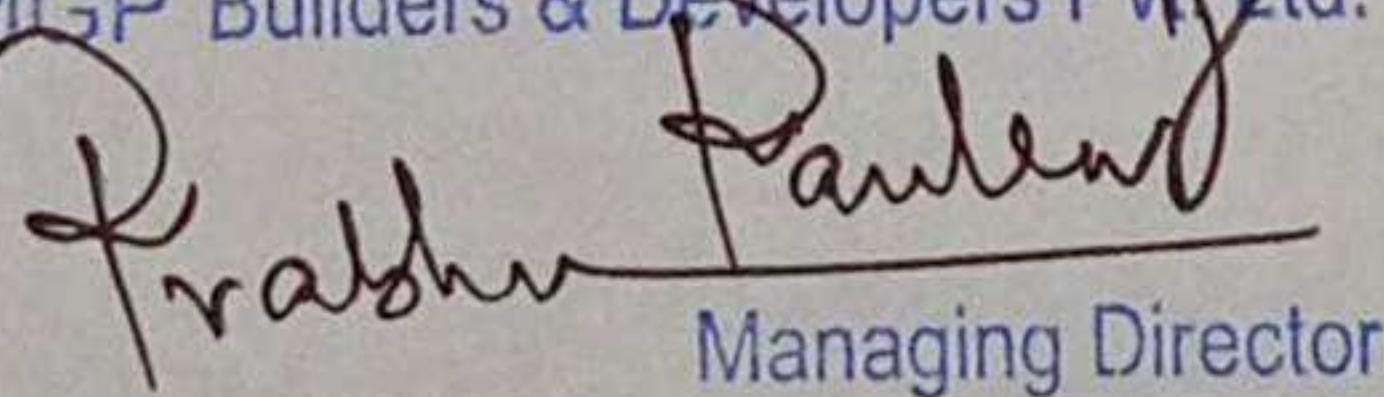


Managing Director

M/s. MGP BUIDLERS AND DEVELOPERS PVT. LTD.,

LAUNCHED PROJECT DETAILS FROM 2014 TO 2019						
S. No	Site Address	Project Details	Status of the Project	Case pending if any	Type of land (Self Development or JV)	Payment Pending
1	Kuberan Nagar 8th Street, Madipakkam	Plot Area: 4367 sq. ft Built-up area: 2448 Sq. ft No. of Units: 3	Completed	No	Self Development	No
2	Thiruvalluvar Street (Panchayat Road), Okkiyam Thorapakkam	Area: 2628 sq. ft No. of Units: 4	Completed	No	JV	No
3	Ram Nagar South, Madipakkam	Area: 2400 Sq. Ft No. of Units: 3	Completed	No	JV	No
4	Kulakarai Street, Madipakkam	Plot Area: 1781 sq. ft Built-up area: 2448 Sq. ft No. of Units: 4	Completed	No	Self Development	No
5	Balaji Nagar Extn, Puzhudhivakkam	Plot Area: 1996 sq. ft Built-up area: 4190 Sq. ft No. of Units: 3	Completed	No	Self Development	No
6	Kannagi Street, Madipakkam	Plot Area: 3200 Sq. ft	Completed	No	JV	No

MGP Builders & Developers Pvt. Ltd.


Managing Director

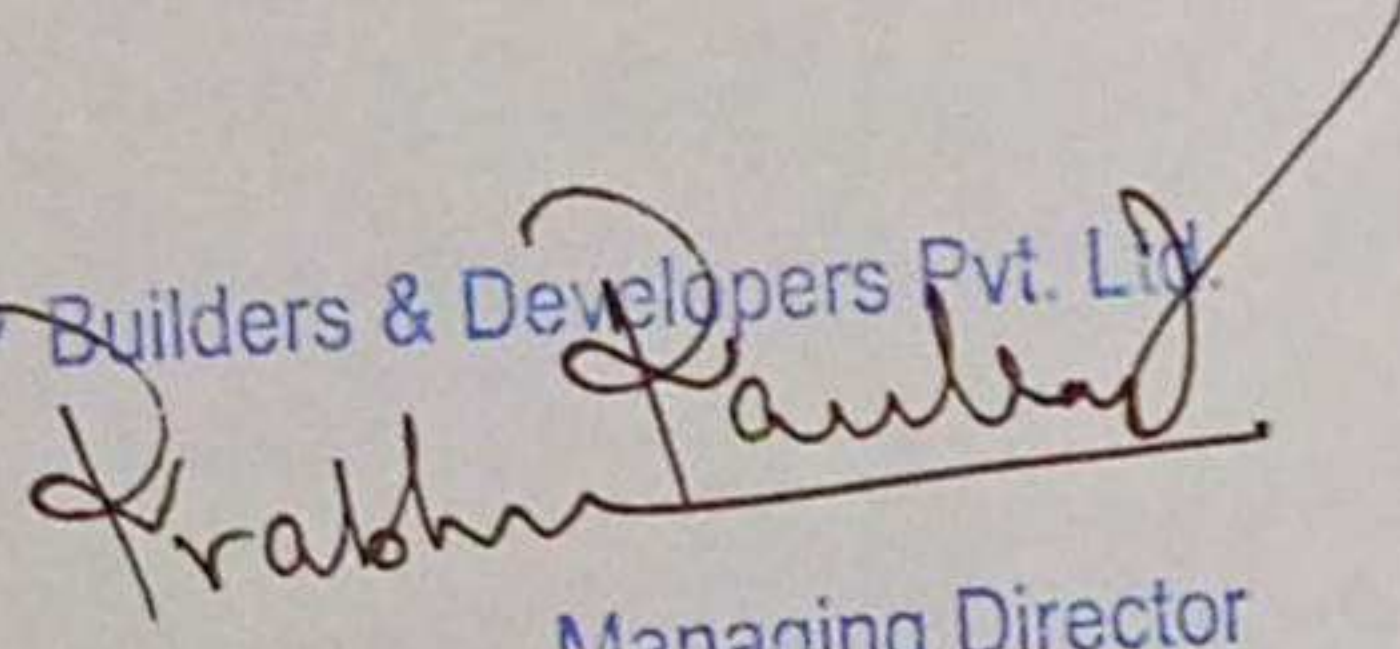
		Built-up area: 6400 Sq. ft				
		No. of Units: 3				
7	Ram Nagar South, 11 th Street, Madipakkam	Plot Area: 2400 Sq. ft Built-up area: 4785 Sq. ft No. of Units: 3	Completed	No	JV	No
8	Mandaveli Street, Puzhuthivakkam	Plot Area: 1868 Sq. ft Built-up area: 4006 Sq. ft No. of Units: 3	Completed	No	JV	No
9	Rajeswari Nagar, 4th Street, S. Kolathur, Kovilambakkam	Plot Area: 3742 Sq. ft Built-up area: 5732 Sq. ft No. of Units: 4	Completed	No	Self Development	No
10	4th Main Road, LIC Nagar, Madipakkam.	Plot Area: 3330 Sq. ft Built-up area: 7110 Sq. ft No. of Units: 5	Completed	No	JV	No
11	Old GST Road, K.K. Nagar, Peerankaranai, New Perungalathur	Plot Area: 3295 Sq. ft Built-up area: 11030 Sq. ft No. of Units: 3	Completed	No	JV	No
12	Sri Nagar 3 rd Street, Madipakkam	Area: 4800 Sq. ft No. of Units: 4	Completed	No	Self Development	No
13	Rose Avenue, LIC Nagar, 6 th Street	Area: 2955 Sq. ft	Completed	No	Self Development	No

MGP Builders & Developers Pvt. Ltd.

Prabhu Paulraj
Managing Director

		No. of Units: 3				
14	Kuberan Nagar Extension 13 th Street, Madipakkam	Area: 4810 Sq. ft No. of Units: 4	Completed	No	Self Development	No
15	Sri Balaji Nagar, Madipakkam	Area: 5520 Sq. ft No. of Units: 4	Completed	No	Self Development	No
16	Indira Priyadarshini Nagar, Perumbakkam	Area: 4800 sq. ft No. of Units: 4	Completed	No	Self Development	No
17	Kesavan Street, Balaji Nagar, Madipakkam	Area: 4800 sq. ft No. of Units: 4	Completed	No	Self Development	No

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MGP Builders & Developers Pvt. Ltd.

 Managing Director

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.

