

RE

REGULATORY RECORD

RERA Document

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7

FORM 'A'
APPLICATION FOR REGISTRATION OF PROJECT

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

IIIrd Floor (East Wing), CMDA,
Thalamuthu-Natarajan Maaligai
No.1, Gandhi Irwin Road, Egmore
Chennai - 600 008



Sir,

We hereby apply for the grant of registration of 7 nos of plots and villas therein alongwith proportionate undivided share in the common plots and builtup areas thereon (Clubhouse plot and builtup area thereon and plots bearing nos 28, 63 and 75 of the CMDA layout approval bearing no PPD / LO / 47/2017) in the project named as "Sobha Gardenia Annexe" to be set up at Survey nos. . 206/1 part, 228 /1, 229 /2 , 3 and 231 part, situated at Vengaivasal Village, (earlier under Sholinganallur Taluk), now under Tambaram Taluk, (earlier under Kanchipuram District) now in Chengalpattu District, , Tamil Nadu.

1	The requisite particulars are as under:-	
	APPLICANT 1	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Public Limited Company
(ii) A	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
a)	Name	M/s. SOBHA LIMITED
b)	Address	Sobha Limited Polyhose Towers, 5th Floor, SPIC Annex, No.86 - 88, Mount Road, Guindy, Chennai 600 032, Tamilnadu state
c)	Copy of registration certificate	CIN - U45201KA1995PLC018475 GST Number : 33AABCS7723E3ZK Annexure as per Sl.no 3
d)	Main objects	Builders, property developers, Civil, mechanical and labour contractors

For SOBHA LIMITED

Authorised Signatory

For TARAPORE CONSTRUCTIONS PVT. LTD.

Managing Director

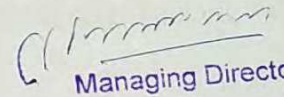
Name, photograph and address of chairman of the governing body / partners / directors etc.		
Name	Mr. J.C. Sharma Vice Chairman & Managing Director	
Photograph		
Contact	Tel : 91 - 9965534705	
Address	Sarjapur - Marathahalli ORR, Devarabisanahalli, Bellandur Post, Bangalore - 560 103 Karnataka State.	
email id	rera.chennai@sobha.com	
f) PAN No.	AABCS7723E	
APPLICANT 2		
(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	Private Limited Company	
(ii) A In case of firm / societies / trust / companies / limited liability partnership / competent authority		
a) Name	Tarapore Constructions Private Limited	
b) Address	Registered Office at Dhun Building, 827, Anna Salai, Chennai - 600002	
c) Copy of registration certificate	CIN - U55101TN1972PTC006219 Annexure as per Sl.no 3	
d) Main objects	Builders, Engineers, Contractors, Civil, sanitary, electricals and erection of constructions	

For SOBHA LIMITED



Authorised Signatory

For TARAPORE CONSTRUCTIONS PVT. LTD.



Managing Director

Name, photograph and address of chairman of the governing body / partners / directors etc.	
Name	Mr. Radhakrishnan Managing Director
Photograph	
Contact	Tel : 91 - 9962571201
Address	Dhun Building, 827, Anna Salai, Chennai - 600002 Tamilnadu state
email id	tarapore_261244@yahoo.com
f) PAN No.	AAACT3611P
(iii) 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	Bank of Baroda, Acc No : 25280200000213, IFSC Code : BARB0CORBAN Erstwhile Vijaya Bank HO Building, 3rd Floor, 41/2 MG Road, Trinity Circle, Bangalore - 560 001.
(iv) Details of project land held by the applicant	Survey nos. . 206/1 part, 228 /1, 229 /2 , 3 and 231 part, situated at Vengaivasal Village, (earlier under Sholinganallur Taluk), now under Tambaram Taluk, (earlier under Kanchipuram District) now in Chengalpattu District, , Tamil Nadu.
(v) Details of Approval obtained from Various Competent Authorities for commencing the Project	
LAYOUT APPROVAL 1.Proceedings from CMDA : L1/19555/2018 , 21.02.19 2.Planning Permit - PPD / LO NO 26/2019, 21.02.19 3. Local Panchayat approval : 242 /2018 - 2019. 26.02.19 VILLA APPROVAL - Annexure as per Sl.no 9	

For SOBHA LIMITED

Authorised Signatory

For TARAPORE CONSTRUCTIONS PVT. LTD.

Managing Director

(vi)	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.	Annexure as per Sl.no 12
(vii)	Agency to take up external development works Local Authority (exact Authority or any Agreement to the Authority) / Self Development;	Self Development (Sobha Ltd)
(viii)	Registration fee by way of a demand draft 1- dated 20.05.2020 drawn on AXIS BANK LTD bearing no. 016363 for an amount of Rs.35,000 /- and demand draft 2- dated 28.05.2020 drawn on AXIS BANK LTD bearing no. 016369 for an amount of Rs.40,000 / calculated as per sub-rule (3) of rule 3;	
(ix)	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 promoters;	Annexure as per Sl.no 4
(II)	Audited balance sheet of the promoter for the preceding financial year.	Annexure as per Sl.no 19
(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;	Annexure as per Sl.no 20
(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;	Annexure as per Sl.no 21
(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;	Annexure as per Sl.no 20
(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;	Annexure as per Sl.no 9
(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;	Annexure as per Sl.no 9 (Approvals)- Annexure as per Sl.no 24 (Specifications)

For SOBHA LIMITED

Authorised Signatory

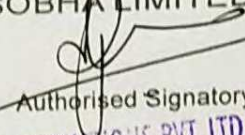
For TARAPORE CONSTRUCTIONS PVT. LTD.

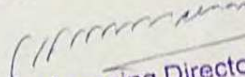
Managing Director

(vii)	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;	Annexure as per Sl.no 13
(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;	Annexure as per Sl.no 14
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure as per Sl.no 15
(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;	Annexure as per Sl.no 16
(xi)	The number and areas of covered parking available in the project;	As per drawing
(xii)	The number of open parking areas available in the project;	
(xiii)	Details of undivided shares pertaining to the project;	Annexure as per Sl.no 16
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure as per Sl.no 18
(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;	Construction by Sobha Limited. Architects and other details annexed in Annexure as per Sl.no 18
(xvi)	A declaration in FORM 'B'.	Annexure as per Sl.no 22
3	I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.	

Dated: 21.05.2020

Place: Chennai

Yours faithfully,
For SOBHA LIMITED

 Authorised Signatory
 TARAPORE CONSTRUCTIONS PVT. LTD.


 Managing Director
 Promoters

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.

