

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

(See Rule 3(2))

APPLICATION FOR REGISTRATION OF PROJECT



To

2451

The Real Estate Regulatory Authority,
Tamilnadu, Chennai.

Sir,

We hereby apply for the grant of registration of our project to be set up at New Survey Nos. 292/9B2A1, 292/9A2A1, 292/8B1A1, 292/8B1A2, 292/312, 292/313 of Karasangal Village, Sriperumbudur Taluk, Kancheepuram Dist., Tamilnadu State.

1. The requisite particulars are as under :-

i. Status of Applicant, Whether individual / company / proprietorship firm / societies / partnership firm / competent authority : Company

(ii) In case of Individual -

(a) Name

(b) Fathers Name

(c) Occupation

(d) Permanent address

(e) Photograph

Or

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

(a) Name : Natwest Estates Private Limited, 011 24332860

(b) Address : #7, Mylai Ranganathan Street, T.Nagar, Chennai 600017.

(c) Copy of registration certificate : Enclosed CONTACT - 9840965105
mail - NATWEST CONSTRUCTIONS@gmail.com

(d) Main Objects : Plot Development

(e) Board of Directors :

For NATWEST ESTATES PRIVATE LIMITED

Authorized Signatory

Ch Ananda Rama Sudhakar –

Managing Director.

Address :

#7, Mylai Ranganathan Street, T.Nagar, Chennai 600017.



T.V.Ramakumar -

Director.

Address :

#7, Mylai Ranganathan Street, T.Nagar, Chennai 600017.



Ch Eswar Chandra –

Director.

Address :

#7, Mylai Ranganathan Street, T.Nagar, Chennai 600017.



Ch Krishna Prasanth –

Director.

Address :

#7, Mylai Ranganathan Street, T.Nagar, Chennai 600017.



iii. Pan No of the company : AABCN5545J

iv. Name & Address of Bank or banker with which account in terms of section 4(2)(1)(D) of the Act will be maintained: State Bank Of India, 107, Thriumalai Annex, Rajiv Gandhi Salai, Perungudi Branch, Chennai 600096.

v. Details of Project Land held by the Applicant : 7585 sft in Old S. No. 292/9B2 & 5817 sft in old S. No 292/9B2 of Karasangal Village, Sriperumbudur Taluk, Kancheepuram Dist.,

For NATWEST ESTATES PRIVATE LIMITED

T.V. Ramakumar
Authorised Signatory

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Joint Development Project with the Land lords Mr. S. Sundarachozhan, Mr. K. Mani, Mrs. M. Gowri for 29916 Sft of land in Old S. Nos. 292/8B, 292/9A2 & 292/9B2 of Karasangal Village, Sriperumbudur Taluk, Kancheepuram Dist.,

vi. Details of Approvals obtained : a. DTCP APPROVAL NO. 468/2019,

b. BDO OFFICE LETTER NO. 6306/2019/A1 dt. 31.12.2019;

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. :

a. Natwest Vivas Melrosapuram, Sengundrum Village, Singaperumal Koil. Residential Apartment in 5 Blocks comprising Stilt + 4 floors with 148 Apartments & 1 Shop.

No Cases pending.

Viii. Agency to take up external development works Local Authority (Exact Authority or any agreement to the Authority) / Self Development: Self Development

ix. Registration fee by way of a NEFT dated 05.06.2020 vide UTR No. SBIN220156264954 for an amount of Rs. 13150 /- Paid into the Account of RERA, Indian Bank, CMDA branch A/C No. 6543057988, calculated as per sub-rule (3) of rule 3 ;

x. Any other information the applicant may like to furnish : - Nil -

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

i. Authenticated copy of the PAN Card of the promoter : Enclosed.

ii. Audited Balance Sheet of the promoter for the preceding financial year : 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 owner bay another person. : Document set - Enclosed.

For NATWEST ESTATES PRIVATE LIMITED


Authorised Signatory

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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. : Encumbrance certificate Enclosed.

v. Where the promoter is not the owner of 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. Joint Development Agreement – Enclosed

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 :

Layout Approved plan copy – Enclosed.

vi. the sanctioned plan, layout plan and specifications of the proposed project or the phase there of, and the whole project as sanctioned by the competent authority : Layout Sanction plan – As above,

Specification – Only Roads are already laid.

Vii. The plan of the 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 : Additional Facilities Proposed : Nil

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 :

Boundaries

North By: Land in Varadarajapuram Village

South By: 40 Feet Road

East By: Land in Varadarajapuram Village

West By: Land in S. Nos: 292/9A2B, 292/9B2B, 292/8B1A3

For NATWEST ESTATES PRIVATE LIMITED


Authorized Signatory

(9)

Latitude : 12.899336

Logitude : 80.057090

- ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : - Nil
- x. the number, type and the carpet area of apartments for sale in the project exclusinve of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately : Plot wise area statement enclosed.
- xi. the number and areas of covered parking available in the project : NA.
- xii. the number of open parking area available in the project : NA.
- xiii. Details of undivided shares pertaining to the project - NA.
- xiv. The names, addresses, phone numbers, e mail ids and registration details of real estate agents, if any, for the proposed project : - Nil -
- xv. the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants ad Geo technical engineers, if any and other professionals or key persons, if any associated with the development of the proposed project : NA - Layout development
- xv. Declaration in form B : Enclosed.
3. I / We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

Dated : 06.06.2020

Place : Chennai

For NATWEST ESTATES PRIVATE LIMITED


Authorized Signatory

Yours Faithfully,

Signature and seal of the
applicant

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

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

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

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
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+91 9996 12 9996

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