

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

4811

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



We hereby apply for the grant of registration of our project - **Narayanan Nagar**,
Comprised in Survey No.30/1, 30/2, 30/3A, 30/3B, 30/6Bpart, 30/7A, 30/7B,
30/7C, 30/7D, 34/2part, 34/3Apart, 34/3Bpart and 39 of Menambedu Village,
within the limits of Greater Chennai Corporation, Ambattur Taluk, Chennai
District, Tamil Nadu - 600053.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether **Individual** / Company / Proprietorship firm /
societies / Partnership firm / Limited Liability Partnership (LLP) / competent
authority;

(ii) In case of Individual (1)

(A) Name : - K N Sekar
(B) Father's Name : - Nadesan
(C) Occupation : - Real Estate
(D) Permanent Address : - 25/16, Anna Street, Kallikuppam,
Ambattur, Chennai - 600 053
Mobile : 9444404838
Email : sekarkn17@gmail.com



(E) Photograph

: -

1. *[Handwritten signature]*

6. P. Kumutha

11. V. Jayanthi

16. *[Handwritten signature]* Municipal

3. *[Handwritten signature]*

2. Esale

12. S. Vijayalakshmi

17. M. Indira

3. H. *[Handwritten signature]*

8. D. Ranjani

13. S. *[Handwritten signature]*

18. V. Sri

4. R. Myrnavathi

9. *[Handwritten signature]*

14. S. Jayashini

19. *[Handwritten signature]*

5. J. *[Handwritten signature]*

10. A. V. *[Handwritten signature]*

15. V. *[Handwritten signature]*

20. J. *[Handwritten signature]*

Individual - (2)

(A) Name : Mrs. P Kumudha
 (B) Husband's Name : Pulendran
 (C) Occupation : House wife
 (D) Permanent Address : 11B, Narasimman Street
 Menambedu, Ambattur, Chennai - 600 053
 Mobile : 7845708992



(E) Photograph :

Individual - (3)

(A) Name : U Jayanthi
 (B) Husband's Name : Umachandran
 (C) Occupation : House wife
 (D) Permanent Address : 14/16, Munisapal Colony, Anumanthaputhery
 Chengalpattu, Tamil Nadu - 603302
 Mobile : 9444083622



(E) Photograph :

Individual - (4)

(A) Name : P Muniyammal
 (B) Husband's Name : Perumal
 (C) Occupation : House wife
 (D) Permanent Address : 20/36, Old Street, Karukku,
 Ambattur, Chennai - 600 053
 Mobile : 9677251631



(E) Photograph :

1 *Asi Bani* 6 P. Kumudha 101 V. Jayanthi 106 *L.T.I. Munisam*
 2 *சுந்தர* 7 Esale 10 S. Vijayalakshmi 117 M. Indee
 3 H. Balamurugan 8 D. Ranjani 118 S. R. W. N. A. 119 K. Vani Sri
 4 R. Mynavathi 9 S. B. B. B. B. B. 120 S. Jayashini 121 L. Ranj
 5 J. Pramilal 102 R. V. K. 103 V. M. M. 104 J. D. H.

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2	சுந்தர	7	Es. ab	12	S. Vijayalakshmi	17	M. Indee
3	H. சுவாமிநி	8	D. Ranjani	13	S. Rajawar	18	K. Varisri
4	R. Mynavathi	9	S. Rajawar	14	S. Jayashri	19	<u>S. Ranj</u>
5	J. Pramila	10	J. R. V. Kumari	15	V. Monumay	20	J. Dhes

Individual - (8)

(A) Name : Indira
 (B) Husband's Name : Mani
 (C) Occupation : House wife
 (D) Permanent Address : No.2/11, 11th Street, Indira Nagar, Menambedu
 Ambattur, Chennai - 600 053

Mobile : 9094425425



(E) Photograph :

Individual - (9)

(A) Name : Dhayanithi H
 (B) Husband's Name : Haridoss
 (C) Occupation : House wife
 (D) Permanent Address : No.1 Ragavendra Street, Gnanamurthy Nagar Extn
 Ambattore, Chennai - 600 053
 Mobile : 9884717577



(E) Photograph :

Individual - (10)

(A) Name : Ranjani D
 (B) Husband's Name : Devadoss
 (C) Occupation : House wife
 (D) Permanent Address : No.5, 11th Street, Indira Nagar, Menambedu
 Ambattore, Chennai - 600 053
 Mobile : 8438164162



(E) Photograph :



1 to 10 *[Handwritten signature]*

11. P. Kumutha

15. U. Jayanthi

12. *[Handwritten signature]*

13. Esale

16. S. Vijayalakshmi

17. M. Indar

14. H. S. W. R. S. S. S.

18. D. Ranjani

19. S. S. S. S. S.

20. K. Varisri

21. R. Mynavathi

22. S. S. S. S. S.

23. S. Jayashini

24. L. Rani

25. J. Prarila

26. R. V. K. S. S.

27. V. M. S. S.

28. J. S. S.

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Individual - (11)

(A) Name : Jayalakshmi S ✓
 (B) Husband's Name : Subramani
 (C) Occupation : House wife
 (D) Permanent Address : No.24/34, Old Street, Karukku,
 Ambattore, Chennai - 600 053
 Mobile : 9597621982

(E) Photograph :



Individual - (12)

(A) Name : Vanisri ✓
 (B) Husband's Name : Karunakaran
 (C) Occupation : House wife
 (D) Permanent Address : No.8, Pillaiyar Koil 2nd Street, Menambedu
 Ambattore, Chennai - 600 053
 Mobile : 9003272631

(E) Photograph :



Individual - (13)

(A) Name : Mynavathy ✓
 (B) Husband's Name : Ramesh
 (C) Occupation : House wife
 (D) Permanent Address : No.24/34, Old Street, Karukku
 Ambattore, Chennai - 600 053
 Mobile : 9841354941

(E) Photograph :



1 to 10 *[Handwritten signature]*

11 P. Kumutha

12 C. Jayanthi



13 *[Handwritten signature]*

14 Esale

15 S. Vijayalakshmi

M. Indee

16 H. Mynavathy

17 D. Ransani

18 S. Ramesh

K. Vani Sri

19 R. Mynavathy

20 S. Ramesh

21 S. Jaya shi

S. Rani

22 J. Prarila

23 A.V. Kumbhar

24 V. Munnay

J. Dhes

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Individual - (14)

(A) Name : Kanagavalli
 (B) Husband's Name : Dillibabu
 (C) Occupation : House wife
 (D) Permanent Address : No.96, 8th Street, Kamarajar Nagar,
 Avadi, Tamil Nadu- 600 071
 Mobile : 8056021651

(E) Photograph :



Individual - (15)

(A) Name : Jayasankari S
 (B) Husband's Name : Dhanasekaran
 (C) Occupation : House wife
 (D) Permanent Address : No.2 Perumal Koil Street, A Reddy Palayam,
 Athamanjeri, Tiruvallur - 601 204
 Mobile : 9597414691

(E) Photograph :



Individual - (16)

(A) Name : Rani
 (B) Husband's Name : Selvaraj
 (C) Occupation : House wife
 (D) Permanent Address : No.23/10, 6th Street, Kamarajar Nagar
 Avadi, Chennai - 600 071
 Mobile : 8148550528

(E) Photograph :



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11. P. Kumutha

12. V. Jayanthi

[Handwritten signature] L.T.I. Muniyandi

13. Esale

14. D. Ranjani

15. S. Vijayalakshmi

16. M. Indira

17. H. S. V. R. S. R.

18. S. D. R. S. R.

19. S. D. R. S. R.

20. K. Vani Sri

21. R. Mynavathi

22. S. D. R. S. R.

23. S. Jayashini

24. S. Rani

25. J. Pramil

26. A. V. R. S. R.

27. V. Muniyandi

28. J. D. R. S. R.

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Individual – (18)

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Individual – (19)

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11-11-11 *det. Davis*

P. Kumutha

c. Jayanthi



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Es abe

S. Vijayalakshmi

M-Index

H. சுவாமிநாதர்

D. Ranjani

S-BERNHARD

K. Varisri

R. mynavathi

சுனாமி

S. Jayashin

L. Ravi

J. Pravila

R.V. Lunk

V. Munro

J. Lher

Individual – (20)

- (A) Name : J Dhanasekaran
 (B) Father's Name : Jagannadan
 (C) Occupation : Salaried
 (D) Permanent Address : 19A Periyar Salai, Gnanamurthy Nagar
 Ambattur, Chennai – 600 053
 Mobile :



(E) Photograph :

OR

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

- (a) Name :
 (b) Address :
 (c) Copy of registration Certificate :
 (d) Main objects :
 (e) Name, photograph and address of chairman of the governing body / partners / director etc.

- (iii) PAN No.AQAPS8743C : K N Sekar
 PAN No.EHMPK2361B : P Kumuda
 PAN No.DDPPJ4320M : U Jayanthi
 Form 60 : Muniyammal
 Form 60 : E Saradha
 Form 60 : E Sankar
 PAN No.AZTPV8360L : Vijayalakshmi
 Form 60 : Indira
 Form 60 : Dhayanithi H
 Form 60 : Ranjani D
 PAN No.AWYPJ1280D : Jayalakshmi S
 Form 60 : Vanisri
 Form 60 : Mynavathy

Handwritten signature: S. Saradha

Handwritten signature: P. Kumuda

Handwritten signature: U. Jayanthi

Handwritten signature: L.T.I. Muniyammal

Handwritten signature: S. Saradha

Handwritten signature: E. Saradha

Handwritten signature: S. Vijayalakshmi

Handwritten signature: M. Indira

Handwritten signature: H. Dhayanithi

Handwritten signature: D. Ranjani

Handwritten signature: S. Jayalakshmi

Handwritten signature: K. Vanisri

Handwritten signature: R. Mynavathy

Handwritten signature: S. Saradha

Handwritten signature: S. Jayanthi

Handwritten signature: S. Ranjani

Handwritten signature: J. Pravarila

Handwritten signature: J. Pravarila

Handwritten signature: V. Mynavathy

Handwritten signature: J. Dhanasekaran

Form 60	: Kanagavalli
PAN No.AZNPJ2847G	: Jayasankari S
Form 60	: Rani
Form 60	: Pramila
Form 60	: R V Karunakaran
Form 60	: V Munusamy
Form 60	: J Danasekaran

(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:

* Bank Certificate Enclosed
 * Details are -
 Name : K N Sekar
 Bank : Axis Bank
 Account No : 920020013750320
 Branch : Lakshmipuram Branch
 IFSC Code : UTIB0003260

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

➤ **Narayanan Nagar**, Comprised in Survey No.30/1, 30/2, 30/3A, 30/3B, 30/6Bpart, 30/7A, 30/7B, 30/7C, 30/7D, 34/2part, 34/3Apart, 34/3Bpart and 39 of Menambedu Village, within the limits of Greater Chennai Corporation, Ambattur Taluk, Chennai District, Tamil Nadu - 600053.

➤ Total Land Extent 10,165 square Metres, details are:-

- Road Gifted Area) - 2,216.30 sq.mtr
- OSR (Park Gifted Area) - 497.70 sq.mtr
- Plottalbe Area (Sold) - 3,033.60 sq.mtr
- Plottable Area (Unsold) - 4,417.40 sq.mtr
- Total -10,165.00 sq.mtr

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

➤ The Regularisation layout No:PPD/LO(Regularisation 2017):235/2020 vide letter No.Reg.Layout/2852/2020 dt.02.09.2020 issued by Member Secretary, CMDA and The Regularisation Permit No:RLA/002/2020 issued by the Executive Engineer (T.P) Greater Chennai Corporation vide letter no:RL/WDCN07/00593/2020 dt.18.09.2020.

[Signature]

P. Kumutha

U. Jayanthi

[Signature] L.T.I. Muniammal

[Signature]

Esale

S. Vijayalakshmi

M. Indira

H. Gnanapriya

D. Ranjani

S. Ramesh Kumar

K. Vanisri

R. Myrnavathi

S. Sathya Prakash

S. Jayashri

S. Ranjini

J. Pramila

R. V. Sankar

V. Munusamy

J. Dheer

(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.:

- * Enclosed details for K N Sekar.
- * This is the first project for remaining all.

(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 demand draft dated 25.09.2020 drawn on Axis Bank, bearing no.002868 for an amount of Rs.37,500/- calculated as per sub-rule (3) of rule

(x) Any other information the applicant may like to furnish: NA

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

(i) authenticated copy of the PAN card of the promoter:

- * Enclosed PAN for K N Sekar, P Kumuda, U Jayanthi, Vijayalakshmi, Jayalakshmi S and Jayasankari S
- * Form 60 enclosed for remaining all others

(ii) audited balance sheet of the promoter for the preceding financial year:

- * Enclosed ITR for K N Sekar
- * Enclosed letter for Non Submission of ITR for all others

(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

- * Enclosed

1. P. Kumudha

2. U. Jayanthi

3. L.T.I. Anandiyammal

4. E. S. S. S. S.

5. E. S. S. S. S.

6. S. Vijayalakshmi

7. M. Indira

8. H. S. S. S. S.

9. D. Ranjani

10. S. S. S. S. S.

11. K. Vani Sri

12. R. Myravarachi

13. S. S. S. S. S.

14. S. Jaya thi

15. S. Ranj

16. J. Brarida

17. S. S. S. S. S.

18. V. S. S. S. S.

19. J. S. S. S. S.

- (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;

* 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;

* Owners and Promoters are the same

- (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;

* Only Plots

- (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 Regularisation layout No:PPD/LO(Regularisation 2017):235/2020 vide Ir.No.Reg.Layout/2852/2020 dt.02.09.2020 issued by Member Secretary, CMDA and The Regularisation Permit No:RLA/002/2020 issued by the Executive Engineer (T.P) Greater Chennai Corporation vide Ir.no:RL/WDCN07/00593/2020 dt.18.09.2020.

[Signature]

P. Kumutha

U. Jayanthi

[Signature] L.T.I
Muniammal

[Signature]

E. ale

S. Vijayalakshmi

M. Indee

H. Bhuvanendra

D. Ranjani

S. Dhanalakshmi

K. Vari Sri

R. Myrnavathi

S. Sathya Lakshmi

S. Jayashree

S. Ranj

J. Brarida

A. V. K.

V. M. M.

J. S.

- (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

* Park, Thaar Road, Street Light, Compound Wall and Entrance Arch

- (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

* Enclosed

- (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

* Not Applicable, Since it is Plotted Development

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

* Not Applicable, Since it is Plotted Development

[Signature]

P. Kumutha

V. Jaganthi

[Signature] L.T.I
N. Srinivasan

[Signature]

E. S. S.

S. Vijayalakshmi

M. Indira

H. Srinivasan

D. Ranjani

S. Srinivasan

K. Varisri

R. Myrnavathi

S. Srinivasan

S. Jayashri

[Signature]

J. Pravarika

P. V. Srinivasan

V. Srinivasan

[Signature]

(xiii) Details of Undivided Shares pertaining to the project

* Not Applicable, Since it is Plotted Development

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

* Self Marketing

(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;-

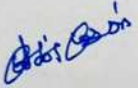
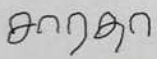
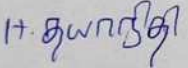
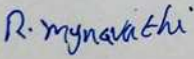
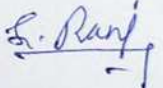
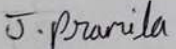
(xvi) A declaration in FORM 'B'.

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

Dated: 25.09.2020

Place: Chennai

Yours faithfully,

	P. Kumutha	U. Jayanthi	 T.T.I. Muniyammal
	Esale	S. Vijayalakshmi	M. Indee
	D. Ranjani	S. Premalal	K. Vanisri
	S. Balamurali	S. Jayashri	
	R. V. Lakshmi	V. Murali	

Signature and seal of the applicants

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.

