

RE

REGULATORY RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

We hereby apply for the grant of registration of our project to be set up
"**SRINIVASA PALMS**" Layout at Perumbakkam Comprised in S.NO: 11/2D,
11/2E & 11/2F of Perumbakkam Village, Tambaram Taluk, Chengalpattu
District, St. Thomas Mount Panchayat Union.

Approved by CMDA Layout No : 07/2021 Dated 9/02/2021

Approved by Local body vide No: 59/2020-2021, dated 11.03.2021

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority

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

- (a) Name : **M/s. STEPSSTONE PROMOTERS PRIVATE LIMITED,**
(b) Address : Corporate Office at No.1/1, Sakthi nagar 2nd Street,
Choolaimedu, Chennai-600094.
(c) Copy of registration certificate
(d) Main objects :

1. To carry on the business of construction of building, contract work, construction of residential and commercial complexes, all type of civil constructions, undertake work both on works contract and job work.

2. To carry on the business of interior work of units for residential and commercial complexes and also to participate in civil constructions under tender.

- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

1 - M. Janaki — M. Janaki
2 - M. Mahalakshmi — M. Mohi
3 - S. Mangalam — S. Mase

For STEPSSTONE PROMOTERS PVT. LTD.,

Janaki

Managing Director



Mrs. M. Janaki

No.4, Jayathirtharao Cross Street,
Pammal, Chennai – 600 075
Mobile No. 97907 84891



Mrs. M. Mahalakshmi

No.13, Canal Bank Road, Gandhi Nagar,
Adyar, Chennai – 600 020
Mobile No. 72993 03150



Mrs. S. Mangalam

Old No. 45, New No.1/109,
Pajanai Koil Street,
Perumbakkam, Chennai – 600 100
Mobile No. 97100 68570

For STEPSSTONE PROMOTERS PVT. LTD.,

J. S. Mangalam
Managing Director

1 - M. Janaki

2 - M. Mah

3 - S. Mangl



Mr. K. Mothish Kumar

(Managing Director)

No.1/1, Sakthi Nagar 2nd Street,
Choolaimedu, Chennai - 600 094,
director@stepsstone.net

Ph: 98416 99024



Mr. A. S. Gopinath

(Director)

No.1/1, Sakthi Nagar 2nd Street,
Choolaimedu, Chennai - 600 094,
director@stepsstone.net

Ph: 98416 99024

(iii) PAN No: **AAQCS0133B**

(iv) 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

Project Account No	777705999007
IFSC	ICIC0000275
Bank Name	ICICI BANK
Branch	Porur

Details of project land held by the "**SRINIVASA PALMS**" layout at Perumbakkam Comprised in S.NO: 11/2D, 11/2E & 11/2F of Perumbakkam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union.

1 - M. Janaki

2 - M. Mahi

3 - S. Mayil

For STEPSSTONE PROMOTERS PVT. LTD.,

Managing Director

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project approved by CMDA Layout No : 07/2021 Dated 9/02/2021 Approved by Local body vide No: 59/2020-2021, dated 11.03.2021

(vi) Details of Project Land Extent of **4006 Sq.Mtr.**

(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.

Number	Location	Project Name	No. of Flats	Status
1✓	Perumbakkam	Akshara's	90	Completed
2✓	Guduvanchery	Mahathe's	40	Completed
3✓	Kattupakkam	Vatsa	184	Completed
4	Saligramam	Ranjan	12	Completed
5	Kaspapuram	Krita	146	Completed
6	Tambaram West	Venkata	18	Completed
7	Choolaimedu	Saidharaa	6	Completed
8	Nungambakkam	Sri Dattatreya	4	Completed
9	Varadharajapuram	Krishu II	58	Completed
10	Varadharajapuram	Harinivas	12	Completed
11	Perungalathur	Ethiraj	74	Completed
12	Tambaram	Artithaa	76	Completed
13	Perumbakkam	Atchuta	96	Completed
14	Varadharajapuram	Krishu	44	Completed
15	Sholinganallur	Meenaa's	5	Completed
16	Perumbakkam	Srikara's	8	Completed
17	Alwarthirunagar	Hrish's	5	Completed
18	Tambaram East-I	Vaibhav's	24	Completed
19	Ambattur	Vengada's	10	Completed
20	Mannivakkam	Raghava	28	Completed

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

1 - M. Jankari

2 - M. Mali

3 - S. Murali

For STEPSSTONE PROMOTERS PVT. LTD.,

J. Senthil K

Managing Director

(ix) Registration fee by way of a **NEFT A/C NO : 6543057988 WITH INDIAN BANK IFSC CODE IDIB0001010, VIDE REFERENCE NO 75211441508377**, dated **16.03.2021**, for an amount of **Rs.12,780 /-** **(Twelve Thousands Seven Hundred and Eighty only)** calculated as per sub-rule (3) of rule 3;

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

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year
- (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
- (v) rights, title, interest or name of any party in or over such land along with details
- (vi) 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;

1 - M. Janaki
2 - M. Madi
3 - S. Murali

For STEPSSTONE PROMOTERS PVT. LTD.,

Janaktille

Managing Director

- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) 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;
- (xi) preform a of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee's;
- (xii) 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;
- (xiii) the number and areas of covered parking available in the project;
- (xiv) the number of open parking areas available in the project;

1 - M. Janaki

2 - M. Mdi

3 - S. Mosh

For STEPSSTONE PROMOTERS PVT. LTD.,

J. M. M. M.
Managing Director

- (xv) Details of Undivided Shares pertaining to the project;
- (xvi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xvii) 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;
- (xviii) a declaration in FORM 'B'.
3. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Dated :

Place : Chennai

1 - M. Janaki

2 - M. Mani

3 - S. Mani

For STEPSSTONE PROMOTERS PVT. LTD.,

J. Mohan

Yours faithfully,

Managing Director
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

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.

