Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

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

## APPLICATION FOR REGISTRATION OF PROJECT




To

The Real Estate Regulatory Authority
3rd Floor, East Wing, CMDA Building,
Thalamuthu Natarajan Building,
No.1 Gandhi Irwin Road,
Egmore,
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project - **LAKSHMI GREEN CITY**, Sub division Plots bearing No.1T to 5T in Survey No.563part of Paruthipet Village, Avadi Taluk, Thiruvallur District, lies in T.S No.24/9 of Block No.86, Ward No.I of Avadi City Municipal Corporation limits, Tamil Nadu – 600077.

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

(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 : **SRI LAKSHMI HOMES PVT. LTD**

(b) Address : 28/16, Anna Street, Kallikuppam
Ambattur, Chennai – 600 053
Land Line : 044-2686 3444
Email: srilakshmihomespvtltd@gmail.com

For SRI LAKSHMI HOMES PVT. LTD.
Sl. Lakshmi
Director

(c) Copy of registration Certificate : Enclosed

(d) Main objects : Real Estate

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

Name : Mrs. SEKAR LAKSHMI
Father Name : Ekambaram
Address : 28/16, Anna Street, Kallikuppam
Ambattur, Chennai – 600 053
Mobile No: 9444072838
Email: sekarkn17@gmail.com

Photo :



(iii) PAN No.AASCS3596G : SRI LAKSHMI HOMES PRIVATE LTD
PAN No.ABKPL5917G : SEKAR LAKSHMI

**(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 : SRI LAKSHMI HOMES PRIVATE LIMITED
Bank : Axis Bank
Account No : 920020065640633
Branch : Lakshmipuram, Chennai
IFSC Code : UTIB0003260

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

* **LAKSHMI GREEN CITY**, Sub division Plots bearing No.1T to 5T in Survey No.563part of Paruthipet Village, Avadi Taluk, Thiruvallur District, lies in T.S No.24/9 of Block No.86, Ward No.I of Avadi City Municipal Corporation limits, Tamil Nadu – 600077.

* Total land extent is 459.87 square metre
* Plottable Area 459.87 square metre

For SRI LAKSHMI HOMES PVT. LTD.

Director

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

* **Avadi City Municipal Corporation Planning Permit No.608/2021/F2, dated 07.07.2021 in File No.SD 145/2021/F2**

(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 the Details

(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 online transfer dated 13.07.2021 paid from Axis Bank, Ref No.119413260547 for an amount of **Rs.2,400/-** calculated as per sub-rule (3) of rule 3

(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

(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 owned by another person

* Enclosed

For SRI LAKSHMI HOMES PVT. LTD.

Director

(iv) the details of encumbrances on the land, 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;

* Promoter and Owner 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;

* **Avadi City Municipal Corporation Planning Permit No.608/2021/F2, dated 07.07.2021 in File No.SD 145/2021/F2**

(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

* Thaar Road

(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

For SRI LAKSHMI HOMES PVT. LTD.

Director

(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

(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;-

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(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: 16/07/2021
Place: Chennai

Yours faithfully,

For SRI LAKSHMI HOMES PVT. LTD.

Director

Signature and seal of the applicants

THE LANDLENS SUITE

# 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**

FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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

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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.