Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
23 JUL 2021
4021
TNRERA
CHENNAI-8

To

The Real Estate Regulatory Authority
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **S.No:146/2, TS No:3/14, Block No:08, WardF of Sekkadu Village, Avadi Taluk, Thiruvallur District.**

1. The requisite particulars are asunder:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competentauthority;

(ii) 1) In case of individual –

(a) Name : Thiru.K.Ramaswamy
(b) Father's Name : Thiru.Kalyanaraman
(c) Occupation : Business
(d) Permanent address :No: 18/5, Venu Reddy Street, Alandur, Kancheepuram – 600 016.
(e) Photograph : Enclosed

(iii) 2) In case of individual –

(a) Name : Thiru.K.Balaji
(b) Father's Name : Thiru.Kalyanaraman
(c) Occupation : Business
(d) Permanent address : No: 18/5, Venu Reddy Street, Alandur, Kancheepuram – 600 016.
(e) Photograph : Encolsed

(iv) PANNo. : Enclosed

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act willbemaintained

(vi) Details of project land held bytheapplicant**Total site extent 805.92 sq.m at S.No:146/2, TS No:3/14, Block No:08, WardF of Sekkadu Village, Avadi Taluk, Thiruvallur District.**

(vii) Details of Approval obtained from Various Competent Authorities for commencingtheProject**Copy Enclosed**

(viii) 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, detailsofcasespending,detailsoftypeoflandandpaymentspendingetc.
First Project.

(ix) Agency to take up externaldevelopment worksLocal Authority (exact Authority or any agreement to the Authority) **N/A**

(x) Registration fee by way of a demand draft dated **Copy Enclosed**

(xi) Any other information the applicant may like tofurnish.

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

(i) authenticated copy of the PAN card of thepromoter;

(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 anotherperson;**N/A**

(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 withdetails;**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 bedeveloped;**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 theplanning

permission, building permit / building sanction plan, partial completion certificate for each of such phases;

(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;

(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 renewableenergy;

(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 theproject;

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with theallottees;

(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 theproject;

(xii) the number of open parking areas available in theproject;

(xiii) Details of Undivided Shares pertaining to theproject;

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

(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. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge andbelief.

Dated:

Place:Chennai

Yours faithfully,
Signature and seal of the applicant(s)

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.