

RE

REGULATORY RECORD

RERA Document

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

NAHARAJU
9840461662

APPLICATION FOR REGISTRATION OF PROJECT

To

3721

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 - **GALAXY SQUARE**, Revised Sub Division of Plot No.27B and Plot No.27C, Comprised in Survey No.15/313 of Injambakkam Village, within the limits of Greater Chennai Corporation, Sholinganallur Taluk, Chennai District, Tamil Nadu - 600 115

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 / Partnership firm / trust / **companies** / limited liability partnership / competent authority -

- | | |
|--------------------------------------|---|
| (a) Name | : Pallavarajha Properties Private Limited |
| (b) Address | : Plot No.21, 5 th Radiant Avenue,
VGP Layout, Injambakkam,
Chennai, Tamil Nadu - 600115.
Office Mobile No.9884434331
Email: pallavarajha@pallavarajha.com |
| (c) Copy of registration Certificate | : Enclosed |
| (d) Main objects | : Real Estate |

For PALLAVARAJHA PROPERTIES PVT. LTD.

X *Sobha*

Director

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

Name : Mr. Pallavarajha
 Father Name : Mr. Meeran Mohideen
 Address : Plot No.21, V G P Layout,
 Injambakkam, Chennai
 Tamil Nadu – 600 115.
 Mobile No: 9600008191
 Email: pallavarajha@pallavarajha.com

Photo :



- (iii) PAN No. AAGOP0549N : **Pallavarajha Properties Private Limited**
 PAN No. AALPP1708M : Pallavarajha

- (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:**

* Bank Certificate Enclosed

* Details are –

Name : Pallavarajha Properties Private Limited
 Bank : HDFC Bank
 Account No : 50200051001831
 Branch : Adyar Branch
 IFSC Code : HDFC0001866

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

- **GALAXY SQUARE**, Revised Sub Division of Plot No.27B and Plot No.27C, Comprised in Survey No.15/313 of Injambakkam Village, within the limits of Greater Chennai Corporation, Sholinganallur Taluk, Chennai District, Tamil Nadu – 600 115.
- Total Land Extent 3625.20 square metre, details are:-
 - Private Passage Area - 469.25 sq.mtr
 - Plot No.27-A and 27-D - 971.67 sq.mtr
 - Revised Sub Division of Plot No.27B and Plot No.27C-2, 184.28 sq.mtr

For PALLAVARAJHA PROPERTIES PVT. LTD.

Selva

Director

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

➤ Approved by Greater Chennai Corporation, Planning Permission No.SD/WDCN15/00584/2019 dated 26.02.2020

(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.:

* This is our first project

(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 24/8/2020 drawn on HDFC BANK, bearing no. 050257 for an amount of Rs.11,000/- 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

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

• Pallavarajha Properties Private Limited : 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 PALLAVARAJHA PROPERTIES PVT. LTD.

Selva

Director

- (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;

* Promoter and the 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;

- Approved by Greater Chennai Corporation, Planning Permission No.SD/WDCN15/00584/2019 dated 26.02.2020

- (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 PALLAVARAJHA PROPERTIES PVT. LTD.

Selvaraj

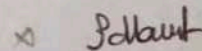
Director

- (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;-
-
- (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: 31/08/2020
Place: Chennai

Yours faithfully,

For PALLAVARAJHA PROPERTIES PVT. LTD.



Director

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.

