

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule (2) }

Pr- 9962110860

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No 1A, 1 St Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008



Sir,

We hereby apply for the grant of registration of our project to be set up at **Ambattur Taluk Thiruvallur District Tamil Nadu State**.

1. The requisite particulars are as under :

(i) **Status of Applicant** : LLP

(ii) **A) In case of LLP**

(a) **Name** : BONEGA PROPERTIES LLP

(b) **Address** : Ram Lakhan Chamber, 19 & 20 General Muthiah Street,
Office no 303, 3rd Floor, Sowcarpet, Chennai – 600 079

(c) **Copy of Registration Certificate** : Certificate of Incorporation (LLP
Number ABA - 0425) is been attached -

(d) Main Objects

1. To purchase for resale and to trade in land and house and other immoveable property of any tenure and any interest therein, and to create, sell and deal in freehold and leasehold ground rents, and to deal in trade by way of sale, or otherwise with land and house property and any other immovable property whether real or personal
2. To purchase, sell and otherwise to carry on the business such as builders, contractors, engineers, Estate agents and decorators.
3. To construct, execute, carryout, equip, support maintain, operate, improve, work, develop, administer, manage, control and superintend within or outside the country anywhere in the world all kinds of works, public or otherwise, malls, buildings, houses and other constructions or conveniences of all kinds, which expression in this memorandum includes roads, railways, and tramways, docks, harbours, Piers, wharves, canals, serial runways and hangers, airports, reservoirs, embankments, irritations, reclamation, improvements, sewage, sanitary, water, gas, electronic light, power supply works, and hotels, cold storages, warehouses, cinema houses, markets, public and other buildings and all other works and conveniences of public or private utility, to apply for purchase or otherwise acquire any contracts, decrease, concessions, for or in relation to the construction, execution, carrying out equipment, improvement, administration, or control of all such works and conveniences as aforesaid and to undertake, execute, carry out, dispose of or otherwise turn to account the same.

(e) Name, Photograph and address of Directors

- (i) **BONEGA PROPERTIES LLP** represented by its Designated Partner

Name - Vikram Kumar Bagmar

PAN - AAFP8939E

Aadhar Number - 857517091485

MOB - 9841090292

Email - bagmarvikram@gmail.com

Registered office Address - Ram Lakhan Chamber, 19 & 20 General Muthiah Street, 3rd Floor, Office No 303, Sowcarpet Chennai - 600 079, Tamil Nadu.



VIKRAM KUMAR BAGMAR

- (ii) **BONEGA PROPERTIES LLP** represented by its Designated Partner

Name - Naman Bagmar

Aadhar Number - 347647650931

PAN No - AHSPB1432A

Mob - 9962110860

Email - gauravbagmar25@gmail.com

Registered office Address - Ram Lakhan Chamber, 19 & 20 General Muthiah Street, 3rd Floor, Office No 303, Sowcarpet Chennai - 600 079, Tamil Nadu.



NAMAN BAGMAR

(ii) In case of Firm

(a) Name : KAAVIYA ENTERPRISES

(b) Address : Plot No. 13 & 14, Royal city agarkaram street,
Ponniyaman nagar, Ayanambakkam, Chennai,
Ayanambakkam, Poonamalle Taluk, Tiruvallur
District, Tamil Nadu - 600 095.

(c) Copy of Registration Certificate : FORM - Registration of
Firms - FR/Chennai North/113/2021.

(d) Main Objects

1. Construction, erection, Commissioning, installation, Completion, fitting out, repair, Maintenance, renovation or alteration, Pure labor Contract, Composite supply of work contract, Civil structure, plumbing, carpentering for single residential unit otherwise than as a part of residential complex, single dwelling or multi dwelling or multi-storied residential buildings, other residential buildings such as old age homes, homeless shelters, hostels, industrial buildings such as buildings used for production activities, workshops, storage building and other similar industrial building, commercial buildings such as office buildings, exhibition & marriage halls, malls, hotels, restaurants, airports, rail or road terminals, parking, garages, petrol and service stations, theatres and other similar buildings, other non- residential buildings such as educational institutions, hospitals, clinics including veterinary clinics, religious establishments, courts, prisons, museums and other similar buildings, highways, streets, roads, railways and airfield runways, bridges and tunnels, harbours, waterways, dams, water mains and lines, irrigation and other waterworks, long-distance underground/overland/submarine pipelines, communication and electric power lines (cable); pumping stations and related works; transformer stations and related works mines and industrial plants, power plants and its related infrastructure, outdoor sport and recreation facilities, other

civil engineering works and construction or enhancement under the Housing for All (Urban) Mission or Pradhan Mantri Awas yojana and to carry out the business of state government, Central government entity projects and agreed to carry on the following business.

2. To carry in the business of purchaser, seller, builders, contractor, architects, engineer, estate agents decorators and surveyors in purchase of any land, plot(s) of land or moveable and immoveable property or any right or interest therein including industrial, commercial, residential, or farm lands, plots, buildings, houses apartments, flats, or areas within or outside the limits of Municipal Corporation or other local bodies, anywhere within the Domain of India, to divide the same into suitable plots and to rent or sell the plots for building/ constructing residential houses, bungalows, business premises, and colonies and rent or sell the same and realize cost in lump sum or easy instalments or by hire purchase system and to develop and construct thereon residential, commercial complex or complex(es) either singly or jointly or in partnership with any person(s) or Body corporate or partnership Firm, comprising offices for sale or self use or for earning rental income thereon by letting out individual units comprised in such building (s) either singly or jointly with builders, contractor, architects, engineer, estate agents decorators and surveyors or body Corporate or partnership firm, government, companies, firms, associates, authorities bodies, trust, agencies, societies or with any person(s) engaged in or in connection with either directly or indirectly and whether wholly or in part.

(e) Name, Photograph and address of Directors

(i) KAAVIYA ENTERPRISES represented by its Partner

Name - S. PREMKUMAR

Aadhar Number - 863925192246

PAN No - ALUPP4644C

Mob – 9841296632

Email – prem_kumar8886@gmail.com

**Registered Address - No.11/27 Perumal Koil Street
Rajanguppam, Ayanambakkam
Thiruvallur - 600 077.**



S. PREMKUMAR

(ii) KAAVIYA ENTERPRISES represented by its Partner

Name - K. VIGNESH

Aadhar Number - 239048821224

PAN No - BJFPV4026C

Mob – 9751333555

Email – vignesh261996@gmail.com

**Registered Address - No.13/33b K K Street Natham,
Chengalpattu Chennai -603002**



K. VIGNESH

i) Pan Number - **AAYFB9396G** (BONEGA PROPERTIES LLP) &
AATFK5284D (KAAVIYA ENTERPRISES)

(iv) Name and address of the bank or banker with which account in terms of section 4(2)(1)(D) of the Act will be maintained

- **Name of Bank** : The Kaur Vysya Bank, Chennai Main Branch
- **Address of Bank** : P.B No 1980, No 46 Armenien Street, Chennai – 600 001
- **Account Number** :

○ **RERA Account**

- **Name of Account** – BONEGA PROPERTIES LLP
- **Account Number** – 1153 135 0000 20701
- **IFSC** – KVBL0001153
- **Name and Branch** – The Karur Vysya Bank, Chennai main Branch

(v) Details of project land held by the applicant

Project Name - ROYAL AVALON

Project Discription –Residential Plots of 16 Units

Category - Residential Plots

Project Status –Ongoing

Project Commencement Date – 30.12.2021

Project End Date – 30.05.2022

Plot Extent - 4073.90 SQ.M

Project Address - Survey No. 431/2A, T.S No: 4/1, Ayanambakkam Road, Block No.10 of Athipet, Chennai - 600 058.

Layout of House sites consisting of 16 plots (Excluding Public Purpose I & II), land measuring Acres in Survey .No 431/2A, T.S No: 4/1 of Athipet Village , Ambattur Taluk, Ward No:086 , Zone -VII of Greater Chennai Corporation.

i) Details of Approval Obtained from Various Competent Authorities for commencing the project

(a) Approved by Greater Chennai Corporation vide Planning Permit No. **SD/WDCN07/00448/2021** dated **27.12.2021** Approved layout no. **LA/WDCN07/00027/2021** of Athipet Village , Ambattur Taluk, Ward No:086 , Zone -VII of Greater Chennai Corporation.

(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 project, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

No projects has been launched earlier this is our first project.

(viii) Agency to take up external development project works :

All Roads have been formed and gifted to **THE GREATER CHENNAI CORPORATION** by gift deed No. **5367/2021** dated: **29-09-2021** & **6799/2021** dated: **06.12.2021** executed before the SRO Konnur. The Greater Chennai Corporation is expected to complete the development works in future. The Roads will be laid through self development.

(ix) Registration fee by way of demand draft dated **24.01.2022** drawn on **TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)** bearing no **007249** for an amount of **Rs.20,370/-** (In Words Twenty Thousand Three Hundred Seventy Only) calculated as per sub-rule (3) of rule 3 ;

(x) There is no other information pending to be furnished.

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 and income tax returns of the promoter for three preceding financial years; -
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 –

**Sale Deed - 12585/2020,
Sale Power GPOA - 275/2022 (Plot No 1 to 15)
Town Survey Register - RPT 10797/13**

- (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 –

There are NO ENCUMBRANCES on the proposed property.

- (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; -

NOT APPLICABLE

- A. an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

NOT APPLICABLE

- (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 Project is for Layout development for which permissions from CMDA and The Greater Chennai Corporation have been obtained. please refer copies enclosed along with point No.1(vi)

- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including

Black Top Roads, Security, Ready for construction, Compound wall for Proposed Project, Drinking Water facilities, Avenue Trees, Demarked Plots.

- (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;

Latitude – 13.08653

Longitude – 80.14742

Google map Screen shot is also attached for your reference.

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees -

The promoter is engaged in selling plots in approved layout through direct sale document and not through agreement of sale

- (x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any

NOT APPLICABLE

- (xi) the number and areas of garage for sale in the project :

NOT APPLICABLE

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

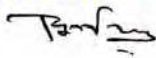
NOT APPLICABLE

- (xiii) the names and addresses of his real estate agents, if any, for the proposed project

NOT APPLICABLE

- (xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project : **NOT APPLICABLE**
- (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: **NOT APPLICABLE**
- (xvi) a declaration in FORM 'B' :**Enclosed**
- (i) We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

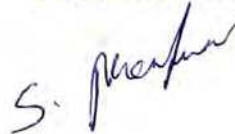
For BONEGA PROPERTIES LLP



Designated Partner



For KAAVIYA ENTERPRISES



Partner

Dated: 24.01.2022

Place: Chennai

yours faithfully,

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.

