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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM A

(SEE rule 3)

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
24 SEP 2021
5805
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

KATPADI Taluk **VELLORE** District **TAMILNADU** State

1. **The requisite particulars are as under:-**
   (i) Status of the applicants, whether individual / company/proprietorship firm/societies/partnership firm/ competent authority;
   (ii) (a) In case of individual-



OWNER 1

Name	:MEETIKA YADAV
Father name	: Rajendra singh yadav
Occupation	: House wife
Permanent address	: Flat no 1606, b block, door no 3, montieth road, egmore Chennai
PAN NO	: APAPM3505M



OWNER 2

Name	: SAT PAUL BANSAL
Father name	: Banarsi dass
Occupation	: Retired officer
Permanent address	: 749, Sector 8-b, Chandigarh
PAN NO	: ABEPB7985N



OWNER 3

Name	: SHASHI PRABHA AGGARWAL
Father name	: Munshi ram bansal
Occupation	: House wife
Permanent address	: 206/12, sector -12, panchkula sector 4 Haryanaa
PAN NO	: ABEPB7985N

(b) In case of Firm-



OWNER 4

(a) Name (Firm)	: Beyond (B.S. PREETHA SHRI M.D)
(b) Address	: Door no.409, M.K.N . salai Alandur chennai- **600 016**
(c) Copy of registration certificate	: No:1708/2018 (District registrar office South Chennai)
(d) Main objects	: Investing in Real Estate
(e) PAN CARD(FIRM)	:AAUFB1845J
(f) Name	: B.S PREETHA SHRI M.D
(g) Address	: 10, Flat 4-A , Ics Nataraj Apts Sastriagr 7th Ross Street, Adyar, Chennai.
(h) PAN NO(PREETHA SHRI)	: AGPPP3310H



OWNER-5(GPA HOLDER)

Name	: T.Jaswanth Kumar
Father Name	: Tarachand Jain
Occupation	: Business
Permanent Address	: 1A Varadharajan Street Thazhaiyatham Gudiyatham Vellore
PAN NO	: AANPJ3655P

OWNER 1

(iii) PAN NO: APAPM3505M

OWNER 2

PAN NO: ABEPB7985N

OWNER 3

PAN NO: ABEPB7985N

OWNER 4(FIRM)

A) PAN NO (FIRM) : AAUFB1845J
B) PAN NO (B.S PREETHA SRI) : AGPPP3310H

OWNER 5 (GPA HOLDER)

PAN NO : AANPJ3655P

OWNER 5 (GPA HOLDER)

PAN NO : AANPJ3655P

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

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

(vi) Details of approval obtained from various competent authorities for commencing the project **YES (Attached)**

(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 ststus of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.- **NO**

(viii) Agency to take up external development works **SELF DEVELOPMENT** local authority(exact authority or any agreement to the AUTHORITY)/ SELF DEVELOPMENT;

(ix) Registration fee by way of a demand draft dated 07-08-2021 drawn on **TAMILNADU REAL ESTATE REGULATORY AUTHORITY,CHENNAI** Bearing no **838405** for an amount of **Rs 1,67,650** /- calculated as per sub-rule(3) of rule3;

(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 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 rights, title, interest or name of any party in or over such land along with details;

(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 document reflecting the title of such owner on the land proposed to be developed;

(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;

(vi) the sanctioned plan, layout plan and specification of the proposed projects or the phases thereof, and the whole projects as sanctioned by the competent authority;

(vii) The plan of development works to be executed in the proposed projects 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;

(viii) The location details of the projects , with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the projects.

(ix) Performa 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 to project exclusive of the area of balcony, verandh, 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 projects

(xii) The number of open parking areas available in the projects

(xiii) Details of undivided shares pertaining to the projects

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

(xv) The names addresses, phone numbers , email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVE consultants and geo technical engineers, if any and other professionals of key persons, if any associated with development of the proposed projects;

(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 and belief.

Dated: 7-09-2021

Place: Vellore.

Yours faithfully

Signature and seal of the applicant(s)

1) Meetika

2) Sat Pal

3) Shashi Shashi Prabha Aggarwal

4) Beyond For BEYOND

Partner

5) T.J.

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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