

RE

REGULATORY RECORD

RERA Document

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BY POST

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

APPLICATION FOR REGISTRATION OF PROJECT

To,

The Tamil Nadu Real Estate Regulatory Authority,

No.1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore,

Chennai – 600008.

Sir,



I hereby apply for the grant of registration of my project to be set up at **Ritz RCS Enclave, SF.No 86B/2pt, 87b/1pt, Sathanur Village, Tiruchirappalli City, Corporation. Plot No 1 to 53.**

1. The requisite particulars are as under:-

- | | | | |
|-------------------------------|---|---|--|
| (i) Status of the applicant | : | Individual s | |
| (ii) In case of individuals – | | | |
| (1 a) Name | : | A.Ritz Raja | |
| (b) Father's Name | : | S.Arokiasamy | |
| (c) Occupation | : | Real Estate | |
| (d) Permanent address | : | 12/173, Ponnagar, 10 th Cross, Trichy 620001. | |
| Contact email | : | ritzraja@hotmail.com mob 8056455550 | |
| (e) Photograph | : | Enclosed | |
| (iii) PAN No. | : | AEOPR3252B | |
| (2 a) Name | : | K.Velusamy | |
| (b) Father's Name | : | Kandasamy | |
| (c) Occupation | : | Road Contractor | |
| (d) Permanent address | : | 30 Arokiyasamy Pillai Street, Crawford, E.Pudur, Trichy 620012. | |
| Contact email | : | mob 9443384692 | |

A. Ritz Raja *K. Velusamy* *K. Velusamy* *Chary Beena*

(e) Photograph : Enclosed
(iii) PAN No. : AAEPV8831A
(3 a) Name : Samikkannu
(b) Father's Name : Kandasamy
(c) Occupation : Road Contractor
(d) Permanent address : 30A Arokiyasamy Pillai Street, Crawford, E.Pudur,
Trichy620012.



Contact email : mob 9443384691
(e) Photograph : Enclosed
(iii) PAN No. : ABAPS4605E
(4 a) Name : Mary Beena
(b) Father's Name : Paul Antony
(c) Occupation : Real Estate
(d) Permanent address : 12/173, Ponnagar, 10th Cross, Trichy620001.
Contact email : ritzraja@hotmail.com mob 8056455550
(e) Photograph : Enclosed
(iii) PAN No. : APAPP6769C



(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 : Punjab National Bank ,12A Barathi Avenue, Kattur,
Trichy, 620019.

(v) Details of project land held by : Ritz RCS Enclave, SF.No 86B/2pt, 87b/1pt,
the applicant : Sathanur Village , Tiruchirappalli City
Corporation.

Project Type : Layout.

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

- Local Body Approval Letter issued by Tiruchirappalli City Corporation – Copy enclosed
- Layout Approval by Local Planning Authority
- Approved Layout with Seal – Copy enclosed

A. Ritz Raja 2 K. G. 21. 10. 101 - K. Samikkannu Mary Beena

(viii) Agency to take up external : Tiruchirappalli City Corporation, Tamil Nadu.

development works

Dated

: 13.12.2021. DD no 470629

: Rs. 41500/-

(x) Any other information the applicant : None

may like to furnish

(i) Authenticated copy of the PAN card : PAN Copy enclosed.

(ii) Audited balance sheet of the promoter : 2020-2021 copy enclosed.

for the preceding financial year

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party : **Nil Encumbrance, Copy enclosed.**

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 documents reflecting the title of such owner on the land proposed to be developed : **Promoter is the owner of the land.**

A. Ritzy Raja 2) K. G. Joy John 3) K. Sumir — Olav Seena

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.

