

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 'A'

[See rule3 (2)]

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,

I hereby apply for the grant of registration of my project to be set up at
Sholinganallur Village & Taluk **Chennai** District **Tamil Nadu** State.

1. The requisite particulars are as under :

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

(ii) **In case of Individual-**

(a) **Name** :Anil Kumar Goel

(b) **Father's Name**: Dharam Pal Goel

(c) **Occupation**: Business

(d) **Permanent Address**: No.7A, Old Tower Block, Nandanam,
Chennai-600 035.

(e) **Photograph**



(iii) **Pan Number** -AAJPG 2552Q

(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 Account:** ANIL KUMAR GOEL - COLLECTION ACCOUNT
- **Name of Bank:** KOTAK MAHINDRA BANK LTD
- **Name of Branch:** T.NAGAR BRANCH
- **IFSC Code:** KKBK0000468
- **Account Number:** 9746125459

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

Project Name – **ROYAL ETERNITY**

Project Discription –Residential Plots of 32 Units

Category - Residential Plots

Project Status –Ongoing

Project Commencement Date – 26/11/2021

Project End Date – 31.03.2022

Plot Extent – 6624 SQ.M

Project Address - **Royal Eternity**, Survey No 439/13A2, Ponniyamman Koil 1st Street, Sholinganallur, Chennai -600 119, Tamil Nadu.

Layout of House sites consisting of 32 plots, land measuring 2 Acres in Survey No. 439/13A2 of Sholinganallur Village & Taluk, Chennai District. Division No: 198 & Zone -XV of Greater Chennai Corporation.

(vi) **Details of Approval Obtained from Various Competent Authorities for commencing the project:**

(a) Approved by Greater Chennai Corporation vide Planning Permit No. **SD/WDCN15/00434/2021** dated 26.11.2021 Approved layout no. **LA/WDCN15/00026/2021** of Sholinganallur Village & Taluk, Chennai District. Division No: 198 & Zone -XV 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
Local Authority (exact Authority or any agreement to the Authority) / Self Development

All Roads have been formed and gifted to **THE GREATER CHENNAI CORPORATION** by gift deed No. **9092/2021** dated: **19-09-2021** & **10797/2021** dated: **12.11.2021** executed before the SRO Neelankarai. 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 08.12.2021 drawn on AXIS BANK, Royapuram Branch bearing no 004242 for an amount of **Rs. 33,120/-** (In Words Thirty Three Thousand One Hundred and Twenty Only) calculated as per sub-rule (3) of rule 3 :

- (x) Any other information the applicant may like to furnished.

2. I enclose the following documents in triplicate namely

- (i) **authenticated copy of the PAN card of the promoter**
Copy 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; -**
Copy 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, Partition Deed &Patta Enclosed

- (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.

The EC for the property up to date is 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 is Owner of Land

- A. 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;**

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

- (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 owned by the promoter 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, 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 – 12.88503

Longitude – 80.22783

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:**

The promoter is engaged only in selling plots in approved layout and hence this is 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) **Details of Undivided Shares pertaining to the project;**

As the project is for development of approved layouts and plots are proposed to be sold to end users, no UDS is contemplated.

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

NOT APPLICABLE

- (xv) **the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:**

As the project is for development of approved layouts and plots are proposed to be sold to end users, engagement of the above said professionals is not contemplated.

- (xvi) **a declaration in FORM 'B':** Enclosed

3. I solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 08th December 2021

Place: Chennai



Yours faithfully,

Signature of the applicant

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

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

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

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.

