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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**FORM 'A'**

**[See rule 3 (2)]**

**APPLICATION FOR REGISTRATION OF PROJECT**

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
- 3 JAN 20
TNRERA
CHENNAI-8

To

**The Real Estate Regulatory Authority**
No.1, Gandhi Irwin Road,
Thalamuthu Natarajan Building
Egmore,
Chennai-600 008.

Sir,

I hereby apply for the grant of registration of my project to be set up at **SAI GARDEN** in S.No.109/1A,2, 110/1,2,3,4,5, 111/3B of Vedanginallur Village, Thiruvallur Taluk , Thiruvallur District, Tamil Nadu State.

1. The requisite particulars are as under:-

   i. Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

   ii. In case of individual –

| | | |
|---|---|---|
| a) | Name | **Mr.Kamalakara Reddy Bapathi** |
| b) | Father's Name | Mr.R.Govindaswamy |
| c) | Occupation | Business |
| d) | Permanent address | No.1-76/A, Bajana Gudi Veedhi,Dasukuppam Village, Satyavedu Mandal,Chitoor, Andra Pradesh – 517588. |
| e) | PAN No | BAIPK0520L |
| f) | Photograph |  |

B.Kally
R.Jyothi

| | | |
|---|---|---|
| a) | Name | **Mrs.R.Jyothi** |
| b) | Husband's Name | Mr.R.Ramachandran |
| c) | Occupation | Business |
| d) | Permanent address | No.5, JJR House, P.S.N.Nagar, Selai Road, Thiruvallur-602001. |
| e) | PAN No | AMZPJ0391E |
| f) | Photograph |  |

iii. Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained
**" Mr.Kamalakara Reddy Bapathi-A/c No.156105002940, & Mrs.R.Jyothi-A/c No. 156105002933, ICICI BANK, Thiruvallur Branch, No-4/120, Jawaharlal Nehru Road, Thiruvallur , Tamil Nadu 600201. IFSC Code-ICIC0001561"**

iv. Details of project land held by the applicant
**"Layout Approved by DTCP, Approval No.(Regular 2021) No:133/2021, with Total Layout Extent 18935 Sq.mt. at Vedanginallur Village, Thiruvallur Taluk, Thiruvallur District, Tamil Nadu"**

v. Details of Approval obtained from Various Competent Authorities for commencing the Project :
**"Layout Approved by DTCP, Approval No.(Regular 2021) No:133/2021 and Commissioner, Poondi Panchayat Union, Order No.Na. Ka.No.01/2021/A3, dated 11.10.2021**

B. Reddy
R. Jyothi

vi. 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 Layout Project**

vii. Agency to take up external development works with Local Authority (exact Authority or any agreement to the Authority)

**"NO"**

iii. Registration fee by way of **demand draft dated 21.12.2021 drawn on Union Bank, Chennai Branch bearing no. 827118 for an amount of Rs.52000/- & Branch bearing no. 827119 for an amount of Rs. 500/- (Fifty Two Thousand Five Hundred Only)** by calculated as per sub-rule (3) of rule3

ix. Any other information the applicant may like to furnish

2. I enclose the following documents in triplicate, namely:-

i. authenticated copy of the PAN card of the promoter - **YES**

ii. audited balance sheet of the promoter for the preceding financial year – **YES**

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- **YES**

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 -**ENCUMBRANCE CERTIFICATE 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 THE OWNER OF THE LAND**

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 -**NO-**

B. Kathy

R. Jyothi

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;
**"Layout Approved by DTCP, Approval No.(Regular2021) No:133/2021"**

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 **-NO-**

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;
**S.No.109/1A,2, 110/1,2,3,4,5, 111/3B of Vedanginallur Village, Poondi Panchayat, Thiruvallur Taluk, Thiruvallur District, Tamil Nadu"**
**"Latitude is 13°09'20.7"N, Longitude is 79°53'32.3"E"**

ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **-NO-**

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 **–NO -**

xi. The number and areas of covered parking available in the project - **NO -**

xii. The number of open parking areas available in the project – **NO -**

xiii. Details of Undivided Shares pertaining to the project – **NO -**

xiv. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project – **NO -**

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 keypersons, if any associated with the development of the proposed project – **NO -**

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

Date : 31 .12.2021
Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

B. Uday
R. Jyothi

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

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# 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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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.