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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

10th September 2025

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Respected Sir,

This has reference to the application for registration of project - **SKYLINE HARMONY** at New Door No.9, Old Door No.5, Thirumurthy Street, T. Nagar, Chennai 600017, comprised in R.S. No. 6974, Block No. 108-B of Theagaraya Nagar Village, Mambalam Taluk, Chennai District.

In response to the query posted today, we hereby give our reply as below:

Mr. N.V. Sugavanam died intestate on 19.02.1982 leaving behind his wife **Mrs. Alamelu Sugavanam**, two sons **Mr. N.L. Narasu**, **Mr. S. Radhakrishnan**, two daughters **Mrs. Rajam Mani** and **Mrs. Swarnam Viswanathan** as his legal heirs to inherit the said property.

WHEREAS the said Mrs. Alamelu Sugavanam, Mr. N.L. Narasu, Mr. S. Radhakrishnan, Mrs. Rajam Mani and Mrs. Swarnam Viswanathan jointly with intent to develop the said property, mutually agreed with M/s. Essemm Investments, to construct a residential building in the said property. Subsequently they entered into an Agreement for Sale dated 09.03.1988 with M/s. Essemm Investments to sell 8126/11724 undivided share from and out of the said property to them or its nominee/s. **Further they had entered into an Agreement for Construction dated 09.03.1988 with the said M/s. Essemm Investments to construct Three Flats being One Flat in Ground Floor measuring an extent of 1175 Sq.ft. and Two Flats in First Floor, measuring an extent of 1190 Sq.ft. and 1143 Sq.ft. Mr. S. Radhakrishnan was allotted Flat No.2 in the Ground Floor, measuring an extent of 1175 Sq.ft. of built up area and Mrs. Rajam Mani and Mrs. Swarnam Viswanathan** were allotted the 2 flats in first floor.

WHEREAS the said **Mr. Radhakrishnan** died leaving behind his wife **Mrs. Indrani** and son **Mr. Ganesh Radhakrishnan as his surviving legal heirs,** therefore they entitled and succeeded the said Flat No.2 in the Ground Floor together with 644.03 Sq.ft. undivided share of land in Schedule-A property hereunder **[Owner Nos.2 (a) and (b)].**

For Skyline Construction

Proprietor

WHEREAS the said **Mrs. Rajam Mani** settled her Flat bearing No.3 in the First Floor together with 652.25 Sq.ft. undivided share of land in Schedule-A property hereunder to her daughter Mrs. Usha Sriram and grandson Mr. Ganesh Radhakrishnan, under a Settlement Deed registered as Document No.1127/2012 **[Owner Nos.3 (a) and (b)]**

WHEREAS the said **Mrs. Swarnam Viswanathan** conveyed her Flat bearing No.4 in the First Floor, together with 626.49 Sq.ft. undivided share of land in Schedule-A property hereunder to Mrs. Usha Sriram, under a Sale Deed registered as Document No.2010/1995 **(Owner No.4).**

It is to be mentioned here, that all 5 legal heirs have signed the construction agreement and agreement of sale with M/s. Essemm Investments and they were allotted 3 flats as owner's share which was allotted to Mrs. Rajam Mani, Mrs. Swarnam Viswanathan and Mr. Radhakrishnan as explained above. The copies of Construction Agreement and Agreement of Sale are also being attached for your kind reference.

Mrs. Rajam Mani settled her flat to her daughter Mrs. Usha Sriram and grandson Mr. Ganesh Radhakrishnan and Mrs. Swarnam Viswanathan sold her flat to Mrs. Usha Sriram. Mr. Radhakrishnan retained his flat which is now owned by his legal heirs after his death.

Therefore, I humbly request your good self to kindly consider the facts and approve my file for which I'll be thankful to you.

Yours truly,

For Skyline Construction

Proprietor

Mohammed Qadeer Ahmed

3Rs

INDIA

तीन रुपये

सत्यमेव जयते

भारत

THREE RUPEES

THREE RUPEES

तीन रुपये

TAMIL NADU

S.No 8071

Date 18 JUN 1987

3/-

Essemm investments

M.S.

B. [illegible]

STAMP VENDOR

WALAJABAD.

AGREEMENT FOR CONSTRUCTION

THIS AGREEMENT FOR CONSTRUCTION ENTERED INTO AT MADRAS THIS 9th DAY OF MARCH 1988 BETWEEN ESSEMM INVESTMENTS., a Registered Partnership Firm, having its Office at No.15,Rajabathar Street, T.Nagar, Madras -600 017 hereinafter called the PARTY OF THE FIRST PART AND (1) ALAMELU SUGAVANAM, wife of late N.V.Sugavanam, aged about 80 years, residing at No.5,Thirumurthy Street, T.Nagar, Madras -600 017, (2) S.L.NARASU, son of late N.V.Sugavanam, aged about 63 years, residing at No.5,Thirumurthy Street, T.Nagar, Madras -600 017, (3) RAJAM MANI, wife of K.S.Mani and daughter of late N.V.Sugavanam, aged about 60 years, residing at No.14,Poes Road IInd Street, Teynampet, Madras -600 018, (4) SWARNAM VISWANATHAN, wife of R.Viswanathan and daughter of late N.V.Sugavanam, aged about 51

..... 2

For ESSEMM INVESTMENTS

M. Sockalingam

Managing Partner

1. A Alamelu Sugavanam
2. S Narasu
3. Rajam Mani
4. Swarnam Viswanathan
5. [illegible]

years, residing at No.14, Poes Road IInd Street, Teynampet, Madras -600 018 and (5) S.RADHAKRISHNAN, son of late N.V.Sugavanam, aged about 50 years, residing at No.14, Poes Road IInd Street, Teynampet, Madras -600 018 hereinafter called the PARTY OF THE SECOND PART WITNESSETH:

WHEREAS the Party of the Second Part have agreed to appoint the Party of the FIRST PART as their contractors to build for them on the Schedule "A" Property herein as per sanctioned plan THREE FLATS being one in the Ground Floor extent of 1175 Sq.ft. in area on Southern side for S.Radhakrishnan and two flats in the First Floor i.e., one flat extent of 1143 Sq.ft. in area on Southern side for Swarnam Viswanathan and one flat extent of 1190 Sq.ft. in area on Northern side for Rajam Mani and in all 3508 Sq.ft. at a total cost of Rs.5,26,200/= (Rupees Five lakshs twentysix thousand two hundred only) and the Party of the Second Part has paid and the Party of the First Part has received in adjustment the sum of Rs.4,02,150/= (Rupees Four lakshs two thousand and one hundred and fifty only) as per recitals in the seperate Agreement for Sale entered into Between the Parties hereto this day.

FURTHER

IT IS HEREBY AGREED AS FOLLOWS:

1. The Party of the First Part shall construct the said THREE FLATS set out in the Schedule "B" as per specifications contained in Schedule "C" herein.

.....3.

For ESSEMM INVESTMENTS

Managing Partner

1. N.V. Sugavanam
2. Swarnam
3. Rajam Mani
4. Swarnam Viswanathan
5. Radhakrishnan

2. The Party of the FIRST PART shall complete the said Flats set out in Schedule "B" not later than 12 (Twelve) months from this date.

3. Out of Rs.5,26,200/= the balance of Rs.1,24,050/= (Rupees One laksh twentyfour thousand and fifty only) shall be debited in the name of Rajam Mani, Swarnam Viswanathan and S.Radhakrishnan and will be accounted for between themselves and adjusted in due course.

This Agreement made in Orginal/Duplicate . Orginal one handed over to the Second Party and other one to the First Party.

S C H E D U L E "A"

House, ground and premises situate in Thirumurthy Street, T.Nagar, Madras -600 017 within the Registration District of Madras South, Registration Sub District of T.Nagar, bearing Present Door No.5, Old Door No.6, Plot No.21, Block No.108B of Mambalam Village, comprised in S.No.83 (Part) T.S. No.6974 and bounded on the

NORTH BY : Thirumurthy Street,

EAST BY : Plot No.30, No.2,Arulammal Street,

SOUTH BY : Plot No.7, No.35,Bazulla Road and

WEST BY : Plot No.22, Door No.7,Thirumurthy Street

and admeasuring 2 Grounds 1626 Sq.Ft. or thereabouts.

.....4.

For ESSEMM INVESTMENTS

M. Sockalingam

Managing Partner

1 Alamelu Sriguvasan

2 Shanmu

3 Rajam Mani

4 Swarnam Viswanathan

5 Radhakrishnan

S C H E D U L E "B"

1. One Flat in Ground Floor bearing Flat No.2 extent of 1175 Sq.ft. undivided share on Southern side for S.Radhakrishnan.

2. One Flat in First Floor bearing Flat No.3 extent of 1190 Sq.ft. undivided share on Northern side for Rajam Mani.

3. One Flat in First Floor bearing Flat No.4 extent of 1143 Sq.ft. undivided share on Southern side for Swarnam Viswanathan and as shown in the Plan attached hereto.

S C H E D U L E "C"

STRUCTURAL AND CONSTRUCTIONS OF WORK IN THE SAID FLATS.

1. R.C.C. Foundation with coloumns.
2. Brick Walls using standard chamber bricks.
3. Plastering in CM Morter 1: 4
4. Teak wood frames with Flush Doors.
5. Teak Glazed Windows with iron grills.
6. Grey colour mosaic in all rooms.
7. Bath rooms grey mosaic dodo for upto 5 ft.
8. Kitchen Platform will be finished with Cuddapah Stone, Black Cuddappa sink and white glazed tiles over the kitchen platform upto 2 ft.
9. Painting: Wood work with enamal paints; walls with cement paints.
10. Over head Tanks for Corporation and well waters.
11. Concealed Electrical wirings and electrical points.

For ESSEMM INVESTMENTS

Managing Partner

1. S. Lakshmi Jayaraman
2. Swarnam
3. Rajam Mani
4. Swarnam Viswanathan
5. Radhakrishnan

12. Indian Water Closet or Western Water Closet (White) will be provided in each toilet.

13. One Wash Basin (white) will be provided in the Dining Hall.

14. Cupboard with R.C.C. slab but without shutters in kitchen; Cupboard without R.C.C. slab and shutters or Loft in the Bed Room.

15. Concealed conduit pipes for T.V. and Telephone Cables.

IN WITNESS WHEREOF THE PARTIES HEREUNTO SET THEIR HANDS AND SIGNATURE THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For ESSEMM INVESTMENTS

M. Sockalingam

Managing Partner

FIRST PARTY

In the presence of:

1. T. K. SRINIVASAN.

2. K. S. MANI

1. Ellamuthu Sigavanam

2.

3. Rajammal

4. Swaminathan Visvanathan

5.

SECOND PARTY



31

5 Rs

S. RAMAKRISHNAN
STAMP VENDOR
11, RAJAMUTHIAH STREET,
T.NAGAR: MADRAS-17.

2656
9/3/88.

Ess Ess Investments
ma.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ENTERED INTO AT MADRAS THIS 9th DAY OF MARCH 1988 BETWEEN (1) ALAMELU SUGAVANAM, Wife of Late N.V.Sugavanam, aged about 80 years, residing at No.5, Thirumurthy Street, T.Nagar, Madras-600 017, (2) S.L.NARASU, Son of late N.V.Sugavanam, aged about 63 years, residing at No.5, Thirumurthy Street, T.Nagar, Madras-600 017, (3) RAJAM MANI, Wife of Mr. K.S.Mani and daughter of late N.V.Sugavanam, aged about 60 years, residing at No.14, Poes Road, IInd Street, Teynampet, Madras-600 018, (4) SWARNAM VISWANATHAN, Wife of R.Viswanathan and daughter of late N.V.Sugavanam, aged about 51 years, residing at No.14, Poes Road, IInd Street, Teynampet, Madras-600 018 and (5) S.RADHAKRISHNAN, Son of late N.V.Sugavanam, aged about 50 years, residing at No.14, Poes Road, IInd Street, Teynampet, Madras-600 018 hereinafter called the VENDORS OF THE ONE PART AND ESSEMM INVESTMENTS, a Registered Partnership Firm consisting of Partners

1 Alamelu Sugavanam
2 Sharadha
3 Rajam Mani
4 Swarnam Viswanathan
5 Radhakrishnan

For ESSEMM INVESTMENTS

Managing Partner

(1) S.MRM. M.MEENAKSHI ACHI (2) M.SOCKALINGAM (3) M.MUTHUKARUPPAN and (4) SP.SOLACHI having its Office at No.15, Rajabathar Street, T.Nagar, Madras-600 017 represented herein by its Managing Partner M.SOCKALINGAM hereinafter called the PURCHASER OF THE OTHER PART

WITNESSETH ;

WHEREAS House and ground bearing Door No.5, Thirumurthy Street, T.Nagar, Madras-600 017 was the absolute property of one N.V.Sugavanam who purchased the same out of his own funds under a Deed of sale dated 13-12-1956 registered as document No.1180 of 1956 in the Office of the Sub Registrar, T.Nagar.

WHEREAS the said N.V.Sugavanam died intestate on 19-2-1982 leaving the Vendors herein as his only heirs-at law.

Whereas eversince the death of the said N.V.Sugavanam the Vendors have been in exclusive and absolute possession and enjoyment of

1 S.Sarada Sugavanam

2 Shanthi

3 Rajam

4 Swarnam Viswanathan

5 Radhakrishnan

For ESSEMM INVESTMENTS

M. Sockalingam

Managing Partner

the said Property to date; and Coowners and described in Schedule hereunder.

WHEREAS the Purchaser offered to Buy a 8216 undivided Sq.ft. of land therein out of a Total extent of 11724 sq.ft. described in the Schedule mentioned Property under the following terms and conditions and the Vendors agreed for the same.

IT IS HEREBY FURTHER AGREED BETWEEN THE PARTIES AS FOLLOWS :

1. The Sale shall be free of all encumbrances.

2. The Sale consideration for the undivided share of 8216/11724 Sq.ft. of land in the Schedule property to be conveyed shall be calculated at Rs.6,16,200/= (Rupees Six lakshs sixteen thousand and two hundred only).

3. The Purchaser shall pay to the Vendors the following amounts which will be adjusted against the above Sale consideration of

1 C Sowmya Suguvanam

2 Sreevalli

3 Rajanki

4 Swarnam Visvanadhan

5 Radhakrishna

For ESSEMM INVESTMENTS

M. Sockalingam

Managing Partner

Rs.6,16,200/= (Rupees Six lakhs sixteen thousand and two hundred only).

i. Rs.80,000/= (Rupees Eighty thousand only) by cash to the First named of the Vendors at the time of execution of these presents;

ii. Rs.1,34,050/= (Rupees One lakh thirty four thousand and fifty only) to the Second named of the Vendors,

iii. Rs.4,02,150/= (Rupees Four lakhs two thousand and one hundred and fifty only) shall be paid and received also by adjustment towards the cost of Flats to be constructed by the Purchaser for Vendors Nos. 3,4 and 5 in the Schedule property as per seperate Builders Agreement entered into between the Parties this day.

4. Sale shall be in the name of the Purchaser and/or/their nominee or nominees of specific undivided share out of the said 8216/11724 undivided sq.ft. of land in the Schedule Property.

1 C Shanmuga Sundaram

2 [illegible]

3 Rajambal

4 Swarnam Viswanathan

5 Radhakrishnan

For ESSEMM INVESTMENTS

M. Sivaramakrishnan

Managing Partner

5. The Vendors either by themselves or through their Power of Attorney Agent when called on by the Purchaser excute deed or deeds of sale in favour of the Purchaser or their nominee or nominees.

6. The Vendors shall permit the purchaser to demolish the existing structure in the Schedule mentioned Property and the Purchaser shall also be entitled to sell the dismantled materials and appropriate themselves the proceeds thereof.

7. The Vendors shall furnish any letters of consent, etc., to Public authorities in connection with the Building to be put up therein as and when called for by the Purchaser.

It also is specifically agreed that the Agreement shall be read and construed along with the Builders agreement entered into between the Parties seperatley this day.

1

2

3

4

5

For ESSEMM INVESTMENTS

Managing Partner

This Agreement has been made in Duplicate-Original one delivered to the Vendors and the other to the Purchaser.

S C H E D U L E

House, ground and premises situate in Thirumurthy Street, T.Nagar, Madras-600 017 within the Registration District of Madras South, Registration Sub District of T.Nagar, bearing Present Door No.5, Old Door NO.6, Plot No.21 Block No.108B of Mambalam Village, comprised in S.No.83 (Part) T.S.No.6974 and Bounded on the :

NORTH BY	:	Thirumurthy Street,
EAST BY	:	Plot No.30, No.2, Arulammal Street
SOUTH BY	:	Plot No.7, No.35, Bazulla Road and
WEST BY	:	Plot No.22, Door No.7, Thirumurthy Street,

and admeasuring 2 Grounds 1626 Sq.ft. or thereabouts.

1 Selvamuthu Sugwanam

2 Shwetha

3 Rajamani

4 Swarnam Viswanathan

5 Radhakrishnan

For ESSEMM INVESTMENTS

M. Sockalingam

Managing Partner

The subject matter of this Sale Agreement is 8216 undivided sq.ft of land in an extent of 11724 sq.ft.

IN WITNESS WHEREOF THE PARTIES HEREUNTO SET THEIR HANDS AND SIGNATURE THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

In the presence of

1. T.K. SRINIVASAN.
2. K.S. MANI

1
2
3 Rajambi
4 Swarnam Viswanathan
5

VENDORS

For ESSEMM INVESTMENTS

Managing Partner

PURCHASER

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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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.