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RE REGULATORY RECORD

RERA Document

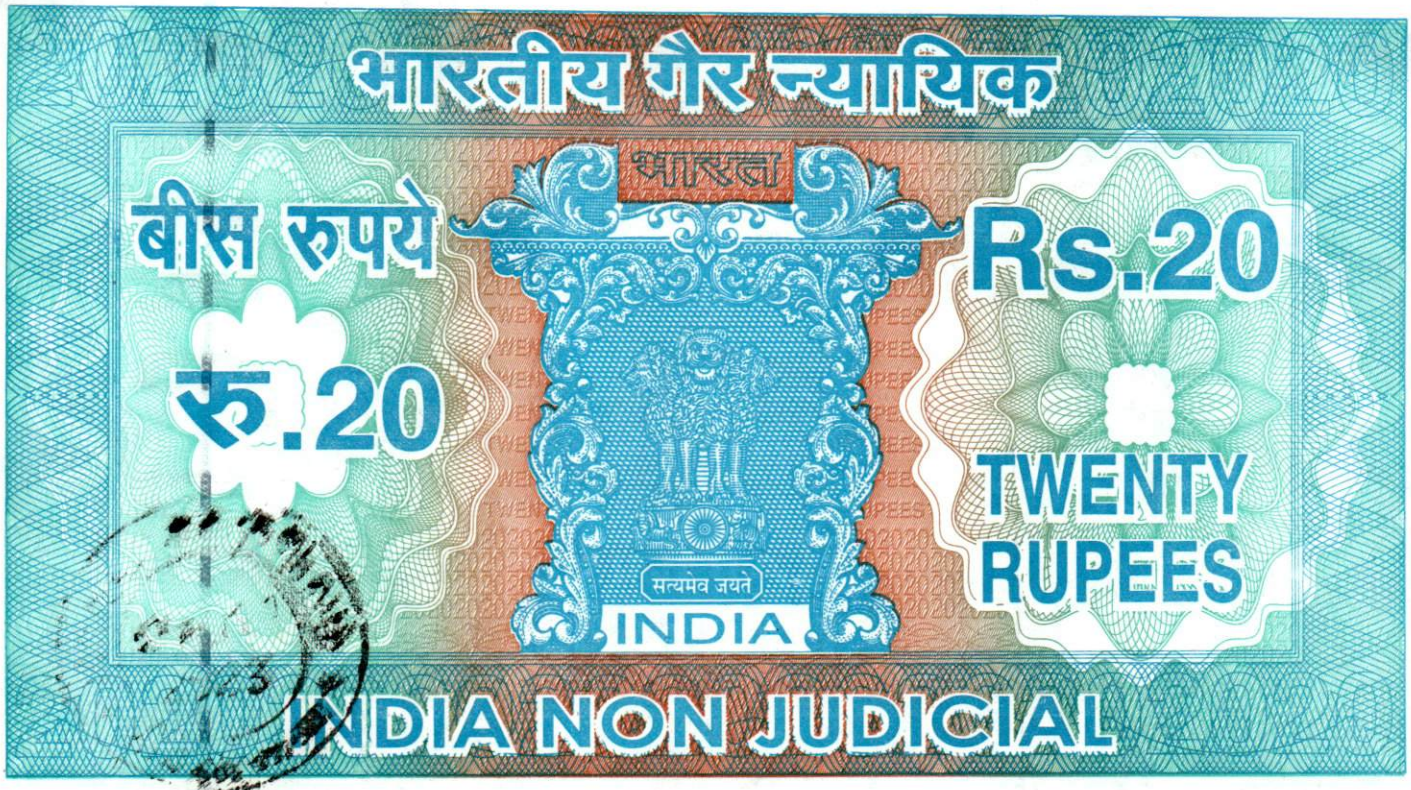
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMIL NADU 25AC 370241

06 OCT 2023

Mr. Srinivasan Ponnuvel
Mr. Manogaran Arumugam

A. DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B/B7/94
164, Amman Koil Street,
Chennai-600 001.

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

We, **1)Mr.SRINIVASAN PONNUVEL** son of Mr.Ponnuvel and 2)**Mr.MANOGARAN ARUMUGAM** S/o Arumugam both having office at No. 309, Bay City Centre, P.H. Road, Chetpet, Chennai – 600 031, the promoter of the proposed new project; do hereby solemnly declare, undertake and state as under:

1. I have possess a legal title to the land on which the development of the proposed project is to be carried out and given power of attorney to me.

2. That the said land is free from all encumbrances.

3. That the project has been completed by the promoter.

4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **CHENNAI** on this day of **March 2024**

Deponent

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

No.1, Gandhi Irvin Road – CMDA

Egmore, Chennai – 600008.

Sir,

We hereby apply for the grant of registration of our project to be set up S.No.362, and S.No.362/3, at Manapakkam Village, Alandur Taluk, and Chennai District.

1. The requisite particulars are as under:-

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

Name : Mr. Srinivasan Ponnuvel,
Mr. Manogaran Arumugam

1) Copy of registration certificate :NA
2) Main objects :
3) Name, photograph and address of chairman of the governing body / partners / directors etc.

II. In case of firm / societies / trust / companies / limited liability partnership / competent authority -

i. Land Owners :

Name	**Mr. Srinivasan Ponnuvel,**
Designation	LAND OWNER
Address	No.309, Bay City Center, 2nd Floor, PH Road, Chetpet, Chennai -600031

Pan No.	**AAWPS2641B**
Mobile No.	
Mail Id	Jeslinjo13881@gmail.com
Photographs	

Name	**MANOGARAN ARUMUGAM**
Designation	LAND OWNER
Address	No.309, Bay City Center, 2nd Floor, PH Road, ~~Chetpet~~, ~~Chennai -600031~~
Pan No.	**AMJPM5949B**
Mobile No.	
Mail Id	Jeslinjo13881@gmail.com
Photographs	

ii. POWER AGENT/ DEVELPOER

III. PAN:

IV. 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: NOT APPLICABLE

V. Details of project land held by the applicant– Manapakkam Village, land area –1986.42 Sq.Meter.

VI. Details of Approval obtained from Various Competent Authorities for commencing the Project– SD/WDCN12/00753/2022 dated 07.03.2024

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 projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc –

VIII. Agency to take up external development works Self Development Local Authority (exact Authority or any agreement to the Authority) / Self Development - **Self Development.**

IX. Registration fee by way of Fund Transfer Reference No.023953956 dated 09.03.2024 for an amount of Rs.10,000/- (Rupees Ten Thousand only) calculated as per sub-rule (3) of rule 3 – Copy Enclosed.

X. Any other information the applicant may like to furnish - No.

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

i. Authenticated copy of the PAN card of the Land Owner - 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 - Nil.

iii. Copy of the legal title deed reflecting the title of the Land Owner 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 - 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 - 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 – GPOA Enclosed.

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 –Plan Enclosed.

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 – N.A.

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 - Enclosed.

ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees - Nil.

x. The number, type and the carpet area of apartments for sale in theproject exclusive of the area of balcony, verandah, open terrace nd other common areas, if any, details of which have to be furnished separately - Nil.

xi. The number and areas of covered parking available in the project –Nil.

xii. The number of open parking areas available in the project – Nil

xiii. Details of Undivided Shares pertaining to the project – Nil

xiv. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project– Nil.

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 key persons, if any associated with the development of the proposed project–

Mr. A. AGALANGAN (AKILAN)

Registered Engineer Gr-III

CMDA- Reg No. RE.GR.III/19/04/092

Address: 242/1, TVS Colony, Anna Nagar, West Extn,

Chennai- 600 101

Mobile No. : 9444054441

xvi. A declaration in FORM – "B".

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

Yours faithfully

Dated:

Place: Chennai

TOTAL PROJECT COST

Rs.5,00,00,000/- (Rupees Five Crores Only)

EXTENT OF LAND IN SQ.METER

1986.42 Sq.Meter



NAME OF THE LICESENED SURVEYER

Mr. A. AGALANGAN (AKILAN)
Registered Engineer Gr-III
CMDA- Reg No. RE.GR.III/19/04/092
Address: 242/1, TVS Colony, Anna Nagar, West Extn,
Chennai- 600 101
Mobile No. : 9444054441

LAND OWNER

Name: **SRINIVASAN PONUVEL**

Father Name : Ponnuvel

Address: No. No. B, First Croos Street, Kalyan Nagar, West Tambaram, Chennai 600 045

E-mail Id : srinivasa@gmail.com

Mobile NO.: 9941780060



LAND OWNER

Name: **MANOGARAN ARUMUGAM**

Father Name : Arumugam

Address: No. No. 1/197, Anna Nagar, 1st Street, Padappai, Chennai – 601 301

E-mail Id : srinivasa@gmail.com

Mobile NO.: 9941780060



REGISTRATION DETAILS

Payment: Rs. 10,000/- (Rupees Ten Thousand Only)

Mode : Fund Transfer

Date: 09.03.2024

REF. No.: 023953956

PROJECT DETAILS

Survey No : 362 & 363/2

Village Name : Manapakkam Village

Taluk : Alandur

District : Chennai



வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை **வட்டம் : ஆலந்தூர்**

வருவாய் கிராமம் : மணப்பாக்கம் **பட்டா எண் : 3341**

உரிமையாளர்கள் பெயர்

1. ஆறுமுகம் மகன் மனோகரன் ஆறுமுகம்
2. பொன்னுவேல் மகன் சீனிவாசன் பொன்னுவேல்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
362	-	--	--	0 - 8.50	2.03	--	--	2022/0103/02/197337-- -------- 18-07-2022
363	2	--	--	0 - 11.50	2.03	--	--	2023/0109/02/004387-- -------- 31-08-2023
				0 - 20.00	4.06			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **02/12/008/03341/50831** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 09-03-2024 அன்று 02:31:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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

Verified RealEstate
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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.