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30.07.2024
Chennai

From
Mrs.P.Bhavani (Nominee of Navin Builders)
registered office at Navin's Triumph,
New Door Nos. 802 & 804, Anna Salai,
Nandanam, Chennai – 600 035.

To
The Tamil Nadu Real estate Regulatory Authority,
Office : No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Sir,

Subject: On query regarding the clarification and link between Mrs.P.Bhavani and M/s. Navin Builders - Reg

Reference: 1] RERA Project Registration – Name: "RP Enclave".
2] File Reference No.TNPBF04342024 & Application No. TNRERA/ PBF/0299/2024 & Application submission date 18.07.2024.

The following are the clarification and link between Mrs.P.Bhavani and M/s.Navin Builders :

1) The Joint Development Agreement dated 18.10.2023 executed between M/s. Navin Builders a Proprietary Concern, of which Mr. R. Kumar son of Late Rajappa, is the sole Proprietor, the Developer and the Land owners namely 1] Mrs. R. Pratima alias Rammohan Pratima, 2] Mr. R. Sandilya Venkatesh 3] Mr. R. Harsha Venkatesh is legally valid and enforceable in court of law.

2) As per the Joint Development Agreement dated 18.10.2023, under Article 4 and Clause 4.1, M/s. Navin Builders, the Developer's nominee Mrs. Bhavani, wife of Mr. R. Kumar has been appointed as lawful Power of Attorney by Land owners, vide GPA dated 18.10.2023 and registered as Document Nos.39/2023 and 3537/2023 respectively, on the file of Sub Registrar, Royapuram to do all acts and deeds necessary for the project.

3) As per the Article 2 and clause 2.1 of the Joint Development Agreement dated 18.10.2023, the M/s. Navin Builders, the Developer is legally authorized directly by Land owners to carry out the development and construction work in the entire property.

For NAVIN BUILDERS

Power Agent

4) The 50 % share of sale power between Landowner and Mrs P.Bhavani, nominee of M/s.Navin Builders is based on the Joint Development Agreement dt 18.10.2023 under Article 3 and clause of 3.1,3.2 &3.3

5) The share of flats between Landowner and Developer as per Joint Development Agreement under Article 3 and clause of 3.2 is uploaded.

For NAVIN BUILDERS

Thanking you.

Yours Sincerely, Power Agent

02.08.2024
Chennai

From
1] Mrs. R. Pratima alias Rammohan Pratima,
2] Mr. R. Sandilya Venkatesh,
3] Mr. R. Harsha Venkatesh, rep by his POA Mrs. R. Pratima
all are having permanent address at New No.26, Old No.64,
Arathoon Road, Royapuram, Chennai-600013.

To
M/s. Navin Builders, a Sole Proprietorship,
registered office at Navin's Triumph,
New Door Nos. 802 & 804, Anna Salai,
Nandanam, Chennai – 600 035.

Sir,

Subject: Consent to open RERA, Project Bank Account - reg.

We are the absolute owners of Ground, House premises, bearing New Door No.26 and Old Door No.64 (previously Door No.64, earlier Door No.37 and originally Door Nos.24/25), Arathoon Road (Arthoon Road), Royapuram, Chennai-600013, measuring an extent of 8 Grounds and 267 Sq.ft., [19467 Sq.ft], comprised in Survey Nos.2394 (Part), R.S No.563 (Part) and as per Patta R.S No.563/1, Block No.14 of Tondiarpet Town (Part 4) (Tondiarpet Village), Tondiarpet Taluk, Chennai District.

It is unanimously decided that, M/s. Navin Builders a Proprietary Concern, referred as Mr. R. Kumar son of Late Rajappa a sole Proprietor, has been appointed and authorized to develop the above said land, vide JDA dated 18.10.2023 and appointed Mrs. Bhavani, wife of Mr. R. Kumar as our lawful attorney vide, two GPA dated 18.10.2023 registered as Document Nos.39/2023 and 3537/2023 respectively, on the file of Sub Registrar, Royapuram. Accordingly, we hereby give our consent and acceptance to open the RERA, Project Bank Account towards Project registration.

Thanking you.

Yours Sincerely,

R. Pratima

1] Mrs. R. Pratima alias Rammohan Pratima,

2] Mr. R. Sandilya Venkatesh,

R. Pratima

3] Mr. R. Harsha Venkatesh, rep by his POA Mrs. R. Pratima

PROPERTY : Ground, House and Premises bearing New Door No.26 and Old Door No.64 (Previously Door No.64, earlier Door No.37 and originally Door Nos.24/25), Arathoon Road (Arthoon Road), Royapuram, Chennai-600 013, Land measuring an extent of **8 Grounds and 267 Sq.ft, [19467 Sq.ft],** comprised in Old Survey No.2394 (Part), R.S.No.563 (Part) and as per Patta R.S.No.563/1, Block No.14 of Tondiarpet Town (Part 4) (Tondiarpet Village), Tondiarpet Taluk, Chennai District.

Allocation: UDS and SBA area with Flat Number & Floor Number of Land owners and Developer shares detailed below:

S.Nos.	Flat No.	Floor	Unit No.	Super Built up Area in Sq.ft	UDS in Sq.ft	Shares
1	R101	1st	F1	1635	617.43	Developer
2	R102	1st	F2	1327	501.15	Developer
3	R103	1st	F3	2063	779.35	Land Owners
4	R104	1st	F4	2061	778.87	Developer
5	R105	1st	F5	1586	599.17	Developer
6	R106	1st	F6	1635	617.43	Land Owners
7	R201	2nd	F1	1635	617.43	Land Owners
8	R202	2nd	F2	1327	501.15	Land Owners
9	R203	2nd	F3	2063	779.35	Developer
10	R204	2nd	F4	2061	778.87	Developer
11	R205	2nd	F5	1586	599.17	Land Owners
12	R206	2nd	F6	1635	617.43	Developer
13	R301	3rd	F1	1635	617.43	Developer
14	R302	3rd	F2	1327	501.15	Developer
15	R303	3rd	F3	2063	779.35	Land Owners
16	R304	3rd	F4	2061	778.87	Land Owners
17	R305	3rd	F5	1586	599.17	Land Owners
18	R306	3rd	F6	1635	617.43	Land Owners

For NAVIN BUILDERS

Power Agent

19	R401	4th	F1	1635	617.43	Land Owners
20	R402	4th	F2	1327	501.15	Land Owners
21	R403	4th	F3	2063	779.35	Developer
22	R404	4th	F4	2061	778.87	Land Owners
23	R405	4th	F5	1586	599.17	Developer
24	R406	4th	F6	1635	617.43	Developer
25	R501	5th	F1	1635	617.43	Developer
26	R502	5th	F2	1327	501.15	Developer
27	R503	5th	F3	2063	779.35	Developer
28	R504	5th	F4	2061	778.87	Land Owners
29	R505	5th	F5	1586	599.17	Land Owners
30	R506	5th	F6	1635	617.43	Land Owners
			TOTAL	**51535**	**19467.00**	

1]Mrs. R. Pratima alias RammohanPratima

2] Mr. R. Sandilya Venkatesh

For NAVIN BUILDERS

Power Agent

DEVELOPER

3] Mr. R. Harsha Venkatesh
(rep by his POA Mrs. R. Pratimaalias RammohanPratima)

OWNERS



our services doesn't just end there

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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