

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Thalamuthu Natarajan Building
No.1, Gandhi Irwin Road
I Floor, East Wing, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at SF. N0-441/2D2, Block No-9, Ward-26, T.S.No. 131 & 133/2 in Vilankuruchi Village, Coimbatore Taluk, Coimbatore Corporation & Dist.

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 – **N.A.**
(a) Name -- **N.A.**
(b) Father's Name – **N.A.**
(c) Occupation – **N.A.**
(d) Permanent address – **N.A.**
(e) Photograph – **N.A.**

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name : **Jain Housing & Constructions Limited**

- (b) Address : **98/99, Habibullah Road, T. Nagar, Chennai-600 017.**
- (c) Copy of registration certificate : **Attached as ref. 1**
- (d) Main objects : **Flat Promoters, & Land developers**

(e) Name, photograph and address of Chairman of the governing body / Partners / directors etc. : **Attached as Ref. 2**

(iii) PAN No. : **Attached as Ref. 3.**

(iv) Name and address of the bank banker with which account in terms of section 4 (2)

(l) (D) of the Act will be maintained

ICICI Bank, T.Nagar, A/C No. 77770522277 / Jain Housing & Constructions Ltd. Jains Antara

(v) Details of project land held by the applicant

The present submission is towards Registration of residential project namely, Jains Antara, developed in 2 blocks, being Block Nos. 1 & 2, comprising development and marketing of 104 flats, covering 6540.20 sq.mtr carpet Area and total area of 6251.08 sq. mtrs (comprising of Carpet Area + Balcony + proportionate share in Common Area) with provisions of 23 Nos. of Car Parking & 104 Two Wheeler Parking.

The overall land extent is 4243 sq.m (including open space Reservation, Road & Passage area), comprising of 104 Flats in 2 blocks of Stilt + 4 floors.

(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.

The required details are attached as Ref. 4

(vii) Agency to take up external development works

Tamil Nadu Electricity Generation & Distribution Co. Ltd.(TANGEDCO).

(viii) Registration fee by way of a demand draft dated ___/4/2018, drawn on The KVB Ltd. T.Nagar Branch, bearing DD No. _____ for an amount of Rs. 1,31,000/- [One Lakh thirty one thousand only] calculated as per sub-rule (3) of rule 3;

Photo copy of Demand Draft is attached as Ref. 5

(ix) 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 promoter

Attached Ref. as 3

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years

Attached Ref. as 6

(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.

Copy of Government Pleader is attached herewith as Ref. 7.

(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

No Encumbrances, Copy of EC attached as Ref.8

(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;

The applicant had entered into joint development with Land Owner Mrs. R. Sujini. A copy of the Joint Development Agreement is enclosed as Ref. 9 and Patta copy as Ref. 10.

(vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable 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 following documents are attached:

- **DC Advice – Ref. No. 11**
- **Planning Permit – Ref. No.12**
- **Building Permit – Ref. No.13**
- **CLPA Proceedings Ref. No-13-A**

(vii) 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 Planning Permit (PP) and Building Permit (BP) has been accorded by Coimbatore Local Planning Authority & Coimbatore Corporation, for development of 2 blocks. In support of this, the following documents are attached:

- **Copy of Approved Building plan – Ref.No.14**

The specification of the project is attached herewith as ref.15.

(viii) 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, emergency evacuation services, use of renewable energy;

- **Source of Drinking water : Borewell & Coimbatore Corporation Water Supply.**

- **Sewage line : Treatment Plant**
- **Sewage disposal : Through Pvt. Arrangement**
- **Complying Renewable energy: N.A.**
- **Complying Fire NOC: N.A.**
- **Provision of Emergency evacuation: N.A.**

(ix) 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

Front

Back

Ref No-16:

Google image of the site is attached as **Ref.No. 16- A**

(x) Pro-forma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

Agreement for sale attached as Ref. 17

Construction Agreement attached as Ref. 18

Allotment letter attached as Ref. 19

(xi) 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;

Statement attached as Ref. 20.

(xii) The number and areas of garage for sale in the project;

23 Nos. of car parking's & 104 Two Wheeler Parking Space provided, Statement attached as Ref. 21

(xiii) The number of open parking areas available in the real estate project;

NIL

(xiv) The names and addresses of his real estate agents, if any, for the proposed Project.

Yet to be appointed

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

Architect : Bhagiyashree : No.1, Kasthuri complex, CLC works Road, New Colony, Chrompet, Chennai -44 , MCA No. 28057, Mobile No. 8610025807.

**Structural: Viqar Ahamed - No. 48, Barkit Road, Kilpauk, Chennai – 600 010
License No. 1865- Greater Chennai Corporation, Mobile No. 9840055917**

**Engineers: Mr. V. Christy Wilson,
Address : No.17/27, Bharathi Nagar, 6Th Street,
Olympus [P.O.], Ramanathapuram, Coimbatore-641045.
Mobile No- 96009-53626**

Civil Contractor:

Sathyajis civil Solution
Civil Engineers & Contractors No-16/13, I Floor,
Santham Colony, Anna Nagar West Extn.,
Chennai-600 101.
Mail-sathyajis3412@gmail.com
Mobile – 91766 99215

(xvi) A declaration in FORM 'B'

Attached Herewith as Ref.22

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

Dated: __/04/2018.

Place: Coimbatore.

Yours faithfully,

Signature and seal of the applicant(s)

Sl.No.	Project Name	Address	District*	Project Description	Current Status
1	Jains Adwitya	Located at Dunlop Quarters road, Behind Dunlop, Ambattur.	Tiruvallur	Project Consists of 252 Units, Spanning S+ 4 floors 5 blocks.	Completed
2	Jains Green Gardens	Located at Kamarajar road, Kodungaiyur, Chennai.	Chennai	Project Consists of 60 Units, spanning S+ 4 floors 4 blocks	CC under Process
3	Jains Devasena	Located at Marudham Nagar, saravampatti Coimbatore - 35	Coimbatore	Project Consists of 60 Units, spanning S + 4 floors, 1 block.	Completed
4	Jains Akshit	Located at Subhash Nagar, Ganapathy.	Coimbatore	Project Consists of 64 Units, spanning S + 4 floors 3 blocks.	Work in progress
5	Jains Avlon Springs	Located at Vallancherry Road, Potheri.	Chenglepet	Project Consists of 152 Units, spanning S+4 floors 4 blocks.	Work In progress

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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
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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

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.

