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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Tower 11, 1st floor, Thala muthu - Natarajan maaligai,

No. 1, Gandhi Irwin Road, Egmore, Chennai - 600008

Sir,

RATIKA

I/We hereby apply for the grant of registration of ~~my~~/our project to be set up at

Sriperumbudur Taluk Kanchee puram 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 – - N.A -

(a) Name
(b) Father's Name
(c) Occupation
(d) Permanent address
(e) Photograph

OR

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

(a) Name - ARUN EXCELLO HOMES PRIVATE LIMITED.
(b) Address - "BHATTAD TOWERS", 18, West Coll Road, Royapettah, Chennai - 600014
(c) Copy of registration certificate —— (1)
(d) Main objects —— (2)
(e) Name, photograph and address of chairman of the governing body / partners / directors etc. —— (3)

(iii) PAN No. _____; AAGCA6559

(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 Axis Bank, Nungambakkam.

(v) Details of project land held by the applicant _____; — (4)

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project _____; — (5) (i & ii)

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

(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. _____; ——— (6)

(viii) Agency to take up external development works Self Development Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a demand draft dated _____drawn on

_____ bearing no. _____ for an amount of Rs._____/- calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish.

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

(i) authenticated copy of the PAN card of the promoter; ——— (4)

(ii) audited balance sheet of the promoter for the preceding financial year; ——— (8)

(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; ——— (9) (i - iii)

(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; ——— (10) (i - iv)

(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;

— N.A —

(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

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

permission, building permit / building sanction plan, partial completion certificate for each of such phases;

(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; (11)

(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; (12)

(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; (13)

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (14) (i-iii)

(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;

(xi) the number and areas of covered parking available in the project; (15)

(xii) the number of open parking areas available in the project;

(xiii) Details of Undivided Shares pertaining to the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; – N-A

(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; (16)

(xvi) a declaration in FORM 'B'.

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

Dated:
Place: Chennai

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

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

Annexure (6)

ARUN EXCELLO HOMES PRIVATE LIMITED

Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai – 600014
Phone: 2841 2841, Fax: 2855 5112
CIN: U45200TN2007PTC065648

DETAIL OF PROJECTS COMPLETED BY THE PROMOTER

Project Name	Location	Completion details	Delay in completion	Cases pending	Type of land	Pending payments (in Crores)
Four Greens (Block –I & IV)	Mathur Village, Sriperumpudur Taluk, Kancheepuram Dist.	April, 2017	Nil	Nil	Residential	I- 0.007 IV- 0.12
Four Greens (Block II)	-do-	June, 2017	Nil	Nil	-Do-	0.61
Four Greens (Block –V)	-do-	Structurally Completed in December, 2016	-do-	-do-	-do-	2.93
Green Acres I	-do-	August, 2015	-do-	-do-	-do-	0.66
Green Acres II	-do-	Structurally Completed in May, 2017	-do-	-do-	-do-	-
TG-Heights I-V	-do-	April, 2014	-do-	-do-	-do-	-
TG-Heights VI	-do-	Structurally Completed in July, 2016	-do-	-do-	-do-	7.70
TG-Heights VIII	-do-	-do-	-do-	-do-	-do-	4.12
Town House (Block- I)	-do-	December, 2016	-do-	-do-	-do-	4.13

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

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Phone: 2841 2841, Fax: 2855 5112
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DETAILS OF THE PROJECT

PROJECT NAME	: **RATIKA-II**
PROMOTER	: Arun Excello Homes Private Limited
VILLAGE	: Mathur
TALUK	: Sriperumpudur
DISTRICT	: Kancheepuram
SURVEY Nos.	: Approved Plot Nos. 94 and 95 bearing Survey Nos: 81/3pt. and 81/2Bpt.
TOTAL EXTENT	: 6296 Sq.ft
TOTAL NUMBER OF BLOCKS PROPOSED	: 1
BLOCKS APPROVED	: 1
APPROVAL PENDING	: NIL
NUMBER OF APPARTMENTS	: 16 Apartments

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

Annexure - (16)

ARUN EXCELLO HOMES PRIVATE LIMITED

Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai – 600014
Phone: 2841 2841, Fax: 2855 5112
CIN: U45200TN2007PTC065648

RATIKA - II

Name	Details
Contractors	M/s. ohm bhuvaneswari (details attached)
Structural Engineers	BURO Engineers (I) Pvt Ltd (details attached)
Architect	Mrs V.Visalakshi (details attached)
Project Management Consultants	N.A.
HAVC	N.A.
Geo Technical Engineers	KM Foundation Consultants (details attached)
Plumbing Consultant	M/s. Sampathkumar Associates Pvt Ltd (details attached)
Electrical Consultant	PAL Designs (details attached)

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

GENERAL INFORMATION

1	**Company Name**	**OHM BHUVANESWARI ENTERPRISES**
2	**Establishment Year & Registration Number**	Established in 2011 / AVWPB6800CSD001
3	**Address**	No.22/A3, 1st Main Road, Sadhasivam Nagar, Madipakkam.
4	**Telephone Nos**	
	Mobile no.	+91 9500015993
	Fax Nos.	
	E-mail	ekalaivank@yahoo.in
5	**Names of proprietor**	
	Name	E.Bhuvaneswari
	Designation	Proprietor
	Mobile #	+91 9500015993
6	**Organizational Capability (staff strength)**	
	General Manager	1
	Accountant	1
	Site Engineers	2
	Store Keeper	1
	Electrician cum Mechanic	1
	Total staff Strength	**6**
7	**Names and profile of key projects completed**	
a)	Temple Green Project - Mathur	Tower Heights 06 & 08, Club house,
b)	Estancia Project - Potheri	School building, MLCP, Club house,
c)	Compact Homes - Karanithangal	Vasanthaa, Madhulika, Megha & Atana

GENERAL INFORMATION

1	**Company Name**	BURO Engineers (I) Private Limited
2	**Establishment Year & Registration Number**	1989
3	**Address**	New No. 31, Old No. 14, Besant Avenue Road, Adyar, Chennai - 600 020.
4	**Telephone Nos**	044-24912755
	Mobile no.	+91 9962545631
	Fax Nos.	
	E-mail	buroindia@buroengineers.in
5	**Names of promoters**	
	Name	Mr.Perumalsamy
	Designation	Managing Director
	Mobile #	+91 9884099292
6	**Organizational Capability (staff strength)**	15 nos.
7	**Names and profile of key projects completed**	Ascendas IT Park Chennai Tech Park, Ambattur Estancia, Vallanchery Temple Green, Oragaddam

GENERAL INFORMATION

1	**Company Name**	V. VISALAKSHI
2	**Establishment Year & Registration Number**	Regd. Architect:CA/2004/34604
3	**Address**	1156, 75th Street, 12th Sector, K K Nagar, Chennai 78.
4	**Telephone Nos**	
	Mobile no.	044-2841 2841
	Fax Nos.	
	E-mail	visalakshi@arunexcello.com
5	**Names of promoters**	
	Name	V. VISALAKSHI
	Designation	Consultant - Architect
	Mobile #	+91 98408 65401
6	**Organizational Capability (staff strength)**	-
7	**Names and profile of key projects completed**	Compact Homes – Vasanthaa Compact Homes – Megha Compact Homes – Madhulika Compact Homes - Atana

GENERAL INFORMATION

1	**Company Name**	KM Foundation Consultants 4 / 32, North First Cross Street Kapaleeswarar Nagar Neelankarai Chennai – 600 115
2	**Establishment Year & Registration Number**	2002 AEIPM3532KST001
3	**Address**	4 / 32, North First Cross Street Kapaleeswarar Nagar Neelankarai Chennai – 600 115
4	**Telephone Nos**	044 42854259
	Mobile no.	9840103900
	Fax Nos.	
	E-mail	kmuthukrishnaiah@gmail.com
5	**Names of promoters**	
	Name	Prof Dr. K. Muthukrishnaiah (Sole Proprietor)
	Designation	Retired Professor of Indian Institute of Technology, Madras
	Mobile #	9840103900
6	**Organizational Capability (staff strength)**	One office Assistant
7	**Names and profile of key projects completed**	Ambattur Developers Pvt. Ltd Arun Excello Group BPCL Cochin Refineries Casa Grande Pvt Ltd. Chettinad Builders

GENERAL INFORMATION		
1	**Company Name**	**M/s. SAMPATHKUMAR ASSOCIATES PVT. LTD.,**
2	**Establishment Year & Registration Number**	14-06-2007
		U74200KA2007PTC043127
3	**Address**	950/7, SWAMY COMPLEX, 3RD FLOOR, 24TH MAIN,
		2ND PHASE J.P.NAGAR,
		BENGALURU - 560 078
4	**Telephone Nos**	
	Mobile no.	080-26494678 / 79 & 26588403
	Fax Nos.	
	E-mail	sampathkumar.kolar@gmail.com
5	**Names of promoters**	
	Name	K.S. SAMPATHKUMAR
	Designation	DIRECTOR
	Mobile #	9448058108
6	**Organizational Capability (staff strength)**	
		Managing Director - 1
		Sr. Associates - 4
		Design Engineers - 5
		CAD Engineers - 18
		Site Managers - 4
		Admin - 1
		IT - 1
		Office Assistants - 2
7	**Names and profile of key projects completed**	
		Aparna Avenue - Hyderabad
		Rainbow Vistas - Hyderabad
		Prestige Bella Vista - Chennai
		Estancia - Chennai
		Infosys Technologies Ltd- Hyderabad

1	**Company Name**	**PAL DESIGNS**
2	**Establishment Year & Registration Number**	2006
3	**Address**	New No.14 / old No. 20 , Ragavan Colony 3rd Street , 1st Floor
		Jafferkhanpet
		Chennai - 600 083
4	**Telephone Nos**	
	Mobile no.	9003030994
	Fax Nos.	044 - 43597752 , 044 - 24743582
	E-mail	paldesigns@gmail.com
5	**Names of promoters**	PL VALLIAMMAI (Sole Proprietor)
	Name	S PALANIAPPAN
	Designation	Chief Exceutive
	Mobile #	9003030994
6	**Organizational Capability (staff strength)**	Engineers - 04 Nos.
		Draughtsmen - 07Nos.
		Admin - 02Nos.
7	**Names and profile of key projects completed**	Compact Housing (VASANTHA), Karanithangal, Chennai
		Compact Housing (MADHULIKA), Karanithangal, Chennai
		Compact Housing (SAINDAVI), Chenglepet
		Compact Housing (ATANA), Karanithangal, Chennai

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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