

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
Chennai

Sir,

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

Taluk: **THIRUPORUR** District : **KANCHEEPURAM** State : **TAMILNADU**.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual/company/proprietorship firm/
societies/ partnership firm/ competent authority: **Company,**
- ii) In case of firm / societies / trust / companies / limited liability
Partnership / competent authority:

Name	Alliance Villas Pvt. Ltd.
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Address	No, 36 / 1 , Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085
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Copy of registration Certificate	Copy Enclosed.
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Main objects	Copy of MOA& AOA enclosed
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For ALLIANCE VILLAS PVT LTD
D. S. Reddy
Authorised Signatory

Name, Photograph and Address of chairman of the governing body / Partners / directors etc.	Copy Enclosed
PAN No	AAHCA0642E – Alliance Villas Pvt. Ltd.,

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	Canara Bank, Marathahalli Branch, 19, Krishna Senate, Near Outer Ring Road Junction, Marathahalli Bangalore – 560 037
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Details of project land held by the applicant	Survey numbers 1373/2B4, 1374/2, 1373/2B3, 1370/8C2, 1370/8D1A, 1373/2B5A2, 1373/2BB (Part), 1373/2B7C of Thaiyur – “B” Village, Thiruporur taluk.
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Details of Approval obtained from Various Competent Authorities for Commencing the Project	1 Set of DTCP Approved Plans Enclosed.
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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.	1,Alliance Orchid Springs 2,Alliance Villa Belvedere 3,Alliance Galleria Residences (Ongoing Project) 4, Alliance Humming Gardens(Phase 1) (Ongoing Project)
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Agency to take up external development works Local Authority (exact Authority or any agreement to	Self-Development
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For ALLIANCE VILLAS PVT LTD

D. S. Reddy

Authorised Signatory

the Authority) / Self Development	
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Registration fee by way of a demand draft dated _____ drawn on bearing no. or an amount of Rs. _____ /- calculated as per sub-rule (3) of rule 3	
Any other information the applicant may like to furnish.	

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

Authenticated copy of the PAN card of the promoter.	AAHCA0642E – Alliance Villas Pvt Ltd, (Annexure -1)
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Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years	Copy Enclosed.
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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	
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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	Copy of EC Enclosed.
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For ALLIANCE VILLAS PVT LTD

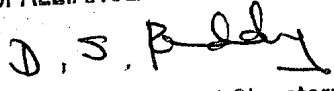
D. S. Reddy

Authorised Signatory

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	Own Development
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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 permission, building permit/ building sanction plan, partial completion certificate for each of such phases.	Copy of Building Permit, Planning Permit and DTCP Approved Plans Enclosed. Obtained DTCP Approval Vide No: 24758/2017 Dated 12.04.2018 which consists of 1 Basement +Stilt floor+13 Floors Multi Storied Residential Development.
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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.	1 Basement +Stilt floor+13 Floors Multi Storied Residential Development.
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For ALLIANCE VILLAS PVT LTD

 Authorised Signatory

<p>The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including</p> <p>(a) Fire-fighting facilities, (b) Drinking water facilities, (c) Solid and liquid waste management, (d) Emergency evacuation services, (e) Use of renewable energy</p>	<p>A – Details Enclosed</p> <p>B – Copy of Letter from BDO for the drinking water facility enclosed.</p> <p>C – Details Enclosed</p> <p>D – Details Enclosed</p> <p>E – Details Enclosed</p>
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<p>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</p>	<p>Enclosed</p>
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<p>Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees.</p>	<p>Sale and Construction agreement draft copy enclosed.</p>
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<p>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</p>	<p>Enclosed</p>
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<p>The number and areas of covered parking available in the project</p>	<p>As per proposed plan. Copy Enclosed.</p>
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<p>The number of open parking areas available in the project</p>	<p>As per proposed plan. Copy Enclosed.</p>
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<p>Details of Undivided Shares</p>	
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For ALLIANCE VILLAS PVT LTD

D. S. Reddy

Authorised Signatory

pertaining to the project	
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The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	
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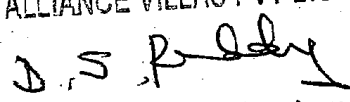
The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project	Copy Enclosed
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A declaration in FORM“ B “.	Enclosed
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I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated:

Place:

For ALLIANCE VILLAS PVT LTD

 Authorised Signatory

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

S.No	Name, Address and contact details of Promoters	PHOTO
1	Mr.MANOJ SAI NAMBURU Chairman & Managing Director Plot No, 'A' No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai - 600 085. Contact No : 044 - 4354 6999 Mobile : 9941525555	
2	Mr. SUNEEL BOMMIREDDY Vice Chairman No. 85, Karthik Nagar, Marathahalli, KR Puram, Outer Ring Road, Bangalore - 560 037. Contact No : 080 - 4111 4999 Mobile : 9900932222	

Promoter: Alliance

Projects Completed in
Last 5 Years

Project Name*	ALLIANCE ORCHID SPRINGSS	Project Description (Max 500 Characters)	Multistoried residential group development, 8 Blocks,1 Club house, Stilt+17 Floors with 2026 Units
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	600 080
Address	Orchid Springs, No.54, Water Canal Road, Korattur, Before DRJ Hospital, Chennai, Tamil Nadu, 600080		

Project Name*	ALLIANCE VILLA BELVEDERE	Project Description (Max 500 Characters)	Residence Layout with 388 Plots
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	631604
Address	Villa Belvedere, (SH 57)Vallam Village,Next to Vallakottai Murugan temple,Sriperumbudur taluk,Kancheepuram dist,Tamilnadu : 631604		

Project Name*	ALLIANCE HUMMING GARDENS	Project Description (Max 500 Characters)	Villas – Phase 1, 9 Blocks, 1 Club House, 80 Apartments and 291 Villas
Current Status	Ongoing	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	603 103
Address	Alliance Humming Gardens, No. 1373/2B4 & 2B5, Thaiyur, Chennai, Tamil Nadu 603103		

Project Name*	ALLIANCE GALLERIA RESIDENCES
Current Status	Ongoing
Category of Building	Residential
Is there any Case Pending	NO
Address	Alliance Galleria Residences No. 200/4, Radial Road, Zamin Pallavaram, Chennai - 600 043

Project Description (Max 500 Characters)	Multistoried residential group development, 6 Blocks and 913 Units
State	Tamil Nadu
District*	Chennai
Pincode	600 043

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](#)



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
/landlens/one



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.

