Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

FORM 'A'

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

To
The Real Estate Regulatory Authority,
3rd Floor, (East Wing), CMDA,
Chennai – 600008,
Tamil Nadu.

Sir,

I/We, hereby apply for the grant of registration of our project to be set up at **Vedapatti Village, Coimbatore 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	:	**COMPANY**
(ii)	In case of firm/ societies/ trust/ companies/limited liability partnership/ competent authority	:	Private Limited Company Certificate of Incorporation No.18-45687 of 2000
	(a) Name	:	**M/s. Annai Builders Real Estates Private Ltd.,**
	(b) Address	:	No.150-151, Alpha Centre, 4th Floor, North Usman Road, T.Nagar, Chennai – 600 017.
	(c) Copy of Registration Certificate	:	Enclosed
	(d) Main objects	:	Real Estate & Construction, buying and selling of lands (Approved Layouts)
	(e) Name, Photograph and address of chairman of the governing body / partners/ directors etc	:	(1) T.NARAYANAN (2) N.JOTHI No.24, Mangaiarkarasi Nagar, 46th Street, Nanganallur, Chennai – 600 061.

Directors	:	(1) T.NARAYANAN 	(2) N.JOTHI 
(iii) PAN	:	**AADCA6643H**	
(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, Branch at Kodambakkam A/C.No.918020050743999	
(v) Details of project land held by the applicant	:	Vedapatti Village , Coimbatore District, Survey Nos. 378/2A4 PART, **Block F**, Extent 1155.33Sqm Held by GPA Doc.No.322/2012 Dated 22-05-2012 SRO : Thodamuthur	
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project	:	**Annai Arisha Block-F**. (Details Annexed)	
(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.	:	Details Annexed herewith	
(viii) Agency to take up external development works: Local Authority (exact Authority or any agreement to the Authority)/Self Development.	:	By the Company	

(ix)	Registration fee a calculated as per sub-rule (3) of rule 3:	:	i) Demand draft dated - 14.05.2018 drawn on Axis Bank bearing No.15638 for an amount of Rs.20,148.00/- ii) Demand draft dated - 31.05.2018 drawn on Axis Bank bearing No.15907 for an amount of Rs.15,119.20/-
(x)	Any other information the applicant may like to furnish.	:	Not Applicable
(1) I enclose the following documents in triplicate, namely :-			
(i)	Authenticated copy of the PAN card of the promoter	:	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	:	Enclosed
(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	:	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	:	Encumbrance certificate furnished

(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	:	Joint Venture Agreement furnished herewith
(vi)	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	:	Enclosed
(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	:	Enclosed
(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, solid and liquid waste management, emergency evacuation services, use of renewable energy	:	Enclosed
(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	:	Enclosed

(x)	Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	:	Enclosed
(xi)	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	:	Enclosed
(xii)	the number and areas of covered parking available in the project	:	Enclosed
(xiii)	the number of open parking areas available in the project	:	NIL
(xiv)	Details of Undivided Shares pertaining to the project	:	Rough Draft Enclosed
(xv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	:	Nil
(xvi)	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	:	Enclosed
(xvii)	a declaration in FORM "B"	:	Enclosed

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

Yours faithfully,

FOR ARIHANT BUILDERS REAL ESTATES PRIVATE LTD.

Dated:

Place: Chennai

Managing Director

PREVIOUS PROJECT DETAILS (LAST 5 YEARS ONLY)

(S.NO.1)

Project Name	ATULYA I	Total No of Units	224
Current Status	READY TO HAND OVER	Sold out units	217
Category of Building	APARTMENTS	Un Sold units	7
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	70,010
Address	SRI RADHA NAGAR ANAGAPUTHUR CHENNAI-600 070	Sold out UDS in Sq.ft.,	67, 855
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	2,155
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	83,914
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	81, 292
District	KANCHEEPURAM	Un Sold Built-up Area in Sq.ft.,	2,622

(S.NO.2)

Project Name	ATULYA II	Total No of Units	148
Current Status	READY TO HAND OVER	Sold out units	133
Category of Building	APARTMENTS	Un Sold units	15
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	43,550
Address	SRI RADHA NAGAR ANAGAPUTHUR CHENNAI-600 070	Sold out UDS in Sq.ft.,	39,540
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	4,010
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	54,819
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	49,469
District	KANCHEEPURAM	Un Sold Built-up Area in Sq.ft.,	5,350

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.3)

Project Name	ATULYA MADAMBAKKAM	Total No of Units	96
Current Status	READY TO HAND OVER	Sold out units	88
Category of Building	SEMI-INDEPENDENT VILLA	Un Sold units	8
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	29,114
Address	SRI SAI RAM NAGAR MADAMBAKKAM CHENNAI – 600 126	Sold out UDS in Sq.ft.,	26,739
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	2,375
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	38,784
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	35,552
District	KANCHEEPURAM	Un Sold Built-up Area in Sq.ft.,	3,232

(S.NO.4)

Project Name	ATULYA TAMBARAM	Total No of Units	24
Current Status	READY TO HAND OVER	Sold out units	19
Category of Building	SEMI-INDEPENDENT VILLA	Un Sold units	5
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	13,126
Address	VARADHARAJAPURAM TAMBARAM CHENNAI – 600 045	Sold out UDS in Sq.ft.,	11,380
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	3,028
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	14,480
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	11,380
District	KANCHEEPURAM	Un Sold Built-up Area in Sq.ft.,	3,100

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.5)

Project Name	AMIRTAA	Total No of Units	74
Current Status	READY TO HAND OVER	Sold out units	68
Category of Building	APARTMENTS	Un Sold units	6
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	42,505
Address	KAUNDAMPALAYAM COIMBATORE	Sold out UDS in Sq.ft.,	38,716
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	3,789
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	91,455
Taluk	COIMBATORE	Sold out Built-up Area in Sq.ft.,	83,303
District	COIMBATORE	Un Sold Built-up Area in Sq.ft.,	8,152

(S.NO.6)

Project Name	ANNAI AATHIKA	Total No of Units	93
Current Status	READY TO HAND OVER	Sold out units	80
Category of Building	APARTMENTS	Un Sold units	13
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	32,947
Address	SEERAPALAYAM COIMBATORE	Sold out UDS in Sq.ft.,	29,232
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	3,715
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	59,066
Taluk	COIMBATORE	Sold out Built-up Area in Sq.ft.,	52,356
District	COIMBATORE	Un Sold Built-up Area in Sq.ft.,	6,710

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.7)

Project Name	ANNAI AVALON	Total No of Units	110
Current Status	READY TO HAND OVER	Sold out units	109
Category of Building	APARTMENTS	Un Sold units	1
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	38,743
Address	AGARAMTHEN CHENNAI	Sold out UDS in Sq.ft.,	38,488
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	255
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	56,376
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	55,996
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	380

(S.NO.8)

Project Name	SMART HOMES III	Total No of Units	20
Current Status	READY TO HAND OVER	Sold out units	18
Category of Building	APARTMENTS	Un Sold units	2
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	9,554
Address	SRI VARADHAPURAM PERUMBAKKAM CHENNAI	Sold out UDS in Sq.ft.,	8,508
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	1,046
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	15,452
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	13,732
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	1,720

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.9)

Project Name	ANNAI AVANTIKA	Total No of Units	183
Current Status	READY TO HAND OVER	Sold out units	174
Category of Building	APARTMENTS	Un Sold units	9
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	83,917
Address	ANJANEYAR KOIL STREET VENGAIVASAL CHENNAI	Sold out UDS in Sq.ft.,	79,910
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	4,007
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	1,21,519
Taluk	SHOLINGANALLUR	Sold out Built-up Area in Sq.ft.,	1,15,639
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	5,880

(S.NO.10)

Project Name	ANNAI AAHANA	Total No of Units	84
Current Status	READY TO HAND OVER	Sold out units	67
Category of Building	APARTMENTS	Un Sold units	17
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	39,493
Address	MARAIMALAI NAGAR GUDALORE CHENNAI	Sold out UDS in Sq.ft.,	31,168
Project Description (Max 500 Characters)	APARTMENTS	Un Sold UDS in Sq.ft.,	8,325
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	57,730
Taluk	CHENGALPET	Sold out Built-up Area in Sq.ft.,	45,330
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	12,400

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.11)

Project Name	ANNAI AARADHANA	Total No of Units	176
Current Status	READY TO HAND OVER	Sold out units	140
Category of Building	SEMI-INDEPENDENT VILLAS	Un Sold units	36
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	1,43,105
Address	MARAIMALAI NAGAR GUDALORE CHENNAI	Sold out UDS in Sq.ft.,	1,14,224
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	28,881
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	1,91,662
Taluk	CHENGALPET	Sold out Built-up Area in Sq.ft.,	1,50,443
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	41,219

(S.NO.12)

Project Name	ANNAI AARADHANA II	Total No of Units	78
Current Status	READY TO HAND OVER	Sold out units	44
Category of Building	SEMI-INDEPENDENT VILLAS	Un Sold units	34
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	44,980
Address	MARAIMALAI NAGAR GUDALORE CHENNAI	Sold out UDS in Sq.ft.,	24,947
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	20,033
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	68,522
Taluk	CHENGALPET	Sold out Built-up Area in Sq.ft.,	37,573
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	30,949

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.13)

Project Name	ANNAI ANANDITA	Total No of Units	128
Current Status	READY TO HAND OVER	Sold out units	68
Category of Building	APARTMENTS	Un Sold units	60
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	42,650
Address	SRINIVASA NAGAR THANIKAIPOLUR CHENNAI – 600 063	Sold out UDS in Sq.ft.,	23,859
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	18,791
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	63,395
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	35,530
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	27,865

(S.NO.14)

Project Name	ANNAI ANANDITE VILLAS	Total No of Units	3
Current Status	READY TO HAND OVER	Sold out units	1
Category of Building	VILLAS	Un Sold units	2
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	1,974
Address	SRINIVASA NAGAR THANIKAIPOLUR CHENNAI – 600 063	Sold out UDS in Sq.ft.,	658
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	1,316
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	3,180
Taluk	TAMBARAM	Sold out Built-up Area in Sq.ft.,	1,060
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	2,120

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(S.NO.15)

Project Name	ANNAI AAHALYA	Total No of Units	42
Current Status	READY TO HAND OVER	Sold out units	3
Category of Building	SEMI-INDEPENDENT VILLAS	Un Sold units	39
Is there any Case Pending	NIL	Total UDS in Sq.ft.,	38,551
Address	SANTHOSHPURAM VENGAIVASAL CHENNAI	Sold out UDS in Sq.ft.,	2,667
Project Description (Max 500 Characters)	VILLAS	Un Sold UDS in Sq.ft.,	35,884
State	TAMIL NADU	Total Built-up Area in Sq.ft.,	55,580
Taluk	SHOLINGANALLUR	Sold out Built-up Area in Sq.ft.,	3,880
District	KANCHIPURAM	Un Sold Built-up Area in Sq.ft.,	51,700

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

PROJECT ARCHITECTS/LICENCED SURVEYOR /CONTRACTOR

ARCHITECTS

Architect Name	**K.SUBASH**	Key Projects Completed	**RESIDENCE & INTERIOR**
If Registered if any Corporation/LB, License No.	**875/2000**	E Mail ID	-
Mobile No.	**9944201003**	District	**COIMBATORE**
Address Line 1	**27/1,9TH STREET,EXTENSION**	State	**TAMIL NADU**
Address Line 2	**100 FEET ROAD,GANDHIPURAM**	Year of Establishment	**2003**
Pin Code	**641012**		

STRUCTURAL ENGINEERS

Engineer Name	**SUNDAR SUNDARAM ARCHITECTS**	Key Projects Completed	**RESIDENTIAL & COMMERCIAL BUILDINGS**
If Registered if any Corporation/LB, License No.	**3/2007**	E Mail ID	**ssavchcbe@gmail.com**
Mobile No.	**984222294**	District	**COIMBATORE**
Address Line 1	**182,THIRUGNANA SUMBANDAM ROAD,**	State	**TAMILNADU**
Address Line 2	**RACE COURSE,GOPALAPURAM,**	Year of Establishment	**1987**
Pin Code	**641018**		

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

LICENSED SURVEYOR

Engineer Name	**K.SUBASH**	**Company**	**DREAM DESIGN**
If Registered if any Corporation/LB, License No.	**875/2000**	**E Mail ID**	-
Mobile No.	**9944201003**	**District**	**COIMBATORE**
Address Line 1	**27/1,9TH STREET,EXTENSION**	**State**	**TAMIL NADU**
Address Line 2	**100 FEET ROAD,GANDHIPURAM**	**Year of Establishment**	**2003**
Pin Code	**641012**		

PROJECT CONTRACTORS

Contractor Name	**M/s.JK CONSTRUCTIONS**	Key Projects Completed	**Building construction**
Registered if any Govt. Dept	-	E Mail ID	**Jkconstructions77@gmail.com**
Address Line 1	**No.155, 3rd Bazarr steert,**	District	**Namakkal district**
Address Line 2	**Namagiripet post**	State	**Tamil Nadu**
Pin Code	**637406**	Year of Establishment	**2000**

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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

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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
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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.