

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

Tower II, 1st Floor,

1, Gandhi Idwin Road, Egmore, Chennai-8

Sir,

RATIKA - III

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

SRIPERUMPUDUR Taluk KANCHI District TAMIL NADU

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 - I.V.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 Pvt Ltd
- (b) Address 'Bhattad Towers,' 18, west cott Rd, Royapettah, Chennai-14.
- (c) Copy of registration certificate → Annexure - ①
- (d) Main objects → Annexure - ②
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. → Annexure - ③

(iii) PAN No. AA GCA 6559H

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained AXIS BANK, NUNGAMBARKKAI

(v) Details of project land held by the applicant → Annexure ④

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project → Annexure 5(i), (ii)

For ARUN EXCELLO HOMES PVT. LTD.

④

Arun Excello

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.

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

(ix) Registration fee by way of a demand draft dated 21/6/18 drawn on AXIS BANK, NUNGAMBOKKAM BR bearing no. 026831 for an amount of Rs. 7955 /- 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; → Annexure - (7)
- (ii) audited balance sheet of the promoter for the preceding financial year; → Annexure - (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; → Annexure - 9(i) - (vi)
- (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; → Annexure - 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; → Annexure (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; → Annexure (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; → Annexure (13)
 - (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; → Annexure 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; → Annexure 15
 - (xi) the number and areas of covered parking available in the project;
 - (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; → Annexure (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.

For ARUN EXCELLO HOMES PVT. LTD.

Dated: 21/06/18
Place: Chennai


Authorized Signatory

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

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.



[Signature]
Authorised Signatory

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Phone: 2841 2841, Fax: 2855 5112
CIN: U45200TN2007PTC065648

DETAILS OF THE PROJECT

PROJECT NAME : **RATIKA-III**

PROMOTER : Arun Excello Homes Private Limited

VILLAGE : Mathur

TALUK : Sriperumpudur

DISTRICT : Kancheepuram

SURVEY Nos. : Approved Plot Nos. 106,107 and 108 bearing Survey
Nos: 40/1 Pt and 24Pt.

TOTAL EXTENT : 551.84 sq.mts

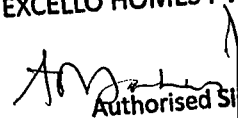
TOTAL NUMBER OF
BLOCKS PROPOSED : 1

BLOCKS APPROVED : 1

APPROVAL PENDING : NIL

NUMBER OF
APPARTMENTS : 16 Apartments

For ARUN EXCELLO HOMES PVT. LTD.

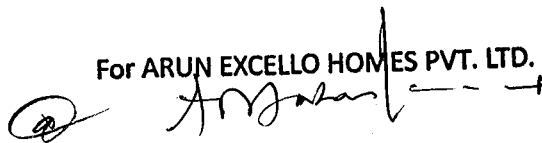


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ARUN EXCELLO HOMES PRIVATE LIMITED**Regd Off:** "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai – 600014**Phone:** 2841 2841, **Fax:** 2855 5112**CIN:** U45200TN2007PTC065648**RATIKA - III**

Name	Details
Contractors	M/s. OHM Bhuvaneswari (details attached)
Structural Engineers	Mr. P.Jegatheesan, M.E / L.S. Class 1 No. 1779
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

COMPANY 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.Bhuvaneshwari
	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	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	
	<i>Mobile no.</i>	044-2841 2841
	<i>Fax Nos.</i>	
	<i>E-mail</i>	visalakshi@arunexcello.com
5	Names of promoters	
	<i>Name</i>	V. VISALAKSHI
	<i>Designation</i>	Consultant - Architect
	<i>Mobile #</i>	+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

CENTRAL INFORMATION BOARD

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
	<i>Mobile no.</i>	9840103900
	<i>Fax Nos.</i>	
	<i>E-mail</i>	kmuthukrishnaiah@gmail.com
5	Names of promoters	
	<i>Name</i>	Prof Dr. K. Muthukrishnaiah (Sole Proprietor)
	<i>Designation</i>	Retired Professor of Indian Institute of Technology, Madras
	<i>Mobile #</i>	9840103900
6	Organizational Capablilty (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

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
	<i>Mobile no.</i>	+91 9962545631
	<i>Fax Nos.</i>	
	<i>E-mail</i>	buroindia@buroengineers.in
5	Names of promoters	
	<i>Name</i>	Mr.Perumalsamy
	<i>Designation</i>	Managing Director
	<i>Mobile #</i>	+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

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

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



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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+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.

