

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

To
The Real Estate Regulatory Authority
Chennai

Form A
APPLICATION FOR REGISTRATION OF PROJECT



4123

Sirs,

I/We hereby apply for the grant of registration of my/our project "ARIHANT SHRI NIKETAN" at Teynampet, Chennai-18 Tamil Nadu.

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 individual	Not Applicable
(a)	Name	
(b)	Fathers' name	
(c)	Occupation	
(d)	Permanent address	
(e)	Photograph	
	OR	
	In case of firm / societies / trust / companies / limited liability partnership / competent authority	Companies
(a)	Name	Arihant Foundations & Housing Limited
(b)	Address & Tel No	New No.3, Old No.25 Ganapathy Colony 3rd Lane, Teynampet, Chennai - 600 018. Tel No.044-42244444
(c)	Copy of registration certificate	Refer Annexure
(d)	Main objects	Promotion of Residential apartments & Commercial
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	Refer Annexure
(iii)	PAN No	AAACA7402P
(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 _____;	
	- Bank name	ICICI BANK LTD
	- Branch name	Cenotaph Road Branch
	- IFSC code	ICIC0000001
	- Account number	000105034085
	- Bank address	No. 1, Cenotaph Road, Chennai- 600018
(v)	Details of project land held by the applicant	The Project of land is comprised in Old R.S.Nos.3847/12, 3847/16, 3847/17, 3847/18 & 3847/21, Present R.S.Nos.3847/69 & 3847/70 in Block No.76 bearing Plot Nos.6 & 5, Old Door Nos.8 & 9, New Door Nos.1 & 3, Ganapathy Colony 2nd Street, Teynampet, Chennai – 600018 of Mylapore Village, Mylapore Taluk, Chennai District, admeasuring 7602 Sq.ft. of Land. The Project known as "Arihant Shri Niketan"
	- Plot bearing no / CTS no / survey no / final plot no	Plot Nos. 6 & 5, Old Door Nos.8 & 9, New Door Nos.1 & 3, Ganapathy Colony 2 nd Street, Teynampet, Chennai – 600018



For ARIHANT FOUNDATIONS & HOUSING LTD.

CIN: L70101TN1802PLC022299

Regd. Office : # 3 (Old No. 25) Ganapathy Colony, 3rd Lane, Off. Cenotaph Road, Teynampet, Chennai - 600018
Tel : 044-42244444 Fax: 044-42244440 E-mail : info@arihants.co.in web : arihantfoundations.com

AUTHORISED SIGNATORY

	- Area (in sq mtrs)	709.38 Sq mtrs
	- Any other relevant detail	NIL
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	REFER ANNEXURE 1. CMDA Planning Permit No.B/Spl.Bldg./75/2019, dated - 23.05.2019 and File No.SB/C/141/2019 and Permit No.12458. 2. Building Permission No. CEBA/WDCN09/00119/2019, dated - 14.06.2019.
(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.	<i>Refer Annexure</i>
(viii)	Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	<i>Self Development</i>
(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	<i>Refer Annexure</i>
(x)	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;	<i>Refer Annexure</i>
(ii)	audited balance sheet of the promoter for the preceding financial year.	<i>Refer Annexure</i>
(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	(i). The Promoter is the absolute owner of all that piece and parcel of land measuring to an extent of 3822 Sq.ft. , being Plot No.5 , comprised in Old R.S.Nos.3847/12, 16, 17, 18 and 21 and present R.S.No.3847/70, Block No.76, bearing Old No.9, New No.3, Ganapathy Colony Second Street, Teynampet, Chennai - 600018; (ii). The PROMOTER is the Power Agent of all that piece and parcel of land measuring to an extent of 3780 Sq.ft., being Plot No.6, comprised in Old R.S.Nos.3847/12, 16, 17, 18 and 21 and present R.S.No.3847/69, Block No.76, bearing Old No.8, New No.1, Ganapathy Colony Second Street, Teynampet, Chennai - 600018, entered into a Joint Development Agreement with the Land Owners; altogether (i) and (ii) measuring 7636 Sq.ft. of Land being developed as Residential Apartments. (Documents are attached)
(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;	<i>Refer Annexure</i>
(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;	<i>The Promoter is Partly Owner and Partly Joint Development as Power Agent.</i> <i>Refer Annexure</i>



CIN: L70901TN1992PLC022299

For ARIHANT FOUNDATIONS & HOUSING LTD.

AUTHORISED SIGNATORY

Regd. Office : # 3 (Old No. 25) Ganapathy Colony, 3rd Lane, Off. Cenotaph Road, Teynampet, Chennai - 600 018.
Tel : 044-42244444 Fax: 044-42244440 E-mail : info@arihants.co.in web : arihantfoundations.com

	(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 permission, building permit / building sanction plan, partial completion certificate for each of such phases;	<i>Planning Permit issued by CMDA and 2) Building Permission issued by Greater Chennai Corporation. Refer Annexure</i>
(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;	Approved Plan is attached - Corporation Plan
(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.	Refer Annexure
(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;	Refer Annexure
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Refer Annexure
(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.	Refer Annexure
(xi)	the number and areas of covered parking available in the project;	11 Nos
(xii)	the number of open parking areas available in the project;	8 nos
(xiii)	details of undivided shares pertaining to the project;	Refer Annexure
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	NA
(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;	Refer Annexure
(xvi)	a declaration in FORM B	Attached

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

Dated: 30/7/19
Place: Chennai

For ARIHANT FOUNDATIONS & HOUSING LTD.



2. Lp
AUTHORISED SIGNATORY

CIN: L70101TN1992PLC022299

Regd. Office : # 3 (Old No. 25) Ganapathy Colony, 3rd Lane, Off. Cenotaph Road, Teynampet, Chennai - 600 018.
Tel : 044-42244444 Fax: 044-42244440 E-mail : info@arihants.co.in web : arihantfoundations.com

LIST OF DIRECTORS

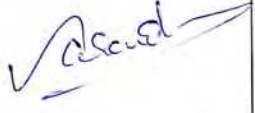
S.No	Name & Father's Name And Address	Designation	E-mail / Contact No.	Signature	Photo
1)	Mr.Kamal Lunawath S/o.Late Mr.Navratan Lunawath Door No.10, Sir Ramaswamy Street, Vepery, Chennai - 600007	Managing Director	kamal@arihants.co.in 044-42244444		

2)	Mr.Vimal Lunawath S/o.Late Mr.Navratan Lunawath Door No.10, Sir Ramaswamy Street, Vepery, Chennai - 600007	Director	vimal@arihants.co.in 9841071821		
----	---	----------	--	---	---

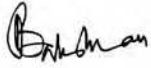
S.No	Name & Father's Name And Address	Designation	Email / Contact No.	Signature	Photo
3)	Mr.Bharat Kumar Mangilal Jain S/o.Mr.Jain Mangilal Punamchand A/1, 4 th Floor, Matruashish Building, Nepeansea road, Mumbai 400026	WholeTime Director	bharat@arihants.co.in 9941155555		

S.No	Name & Father's Name And Address	Designation	E-mail / Contact No.	Signature	Photo
4	Mr.Ravikant Choudhry S/o.Mr.Mohanlal Choudhry No.312, Vaibhav Apartments, No.62, EVK Sampath Road, Vepery, Chennai - 600007	Director	info@arihants.co.in 044-42244444		

5	Ms.Ann Gonsalvez D/o. Mr.Jahaliburn No.64, Mahathma Gandhi Salai, Nungambakkam, Chennai - 34	Additional Director	gonsalvezarihant @gmail.com 044-42244444		

S.No	Name & Father's Name And Address	Designation Email ID Contact No.	Signature	Photo
6	Mr.Karan Bhasin S/o.Mr.Ramesh Bhasin W-19/15, Western Avenue, Sanik Farm, New Delhi - 110062	Additional Director karanbhasin@hotmail.com 044-42244444		

DETAILS OF AUTHORISED PERSONS

S.No	Name & Father's Name And Address	Designation	E-mail / Mob no.	Signature	Photo
1)	Mr.H.Balakrishnan S/o.Late.R.Hanumatha Rao No.3, Ganapathy Colony 3 rd Street, Off Cenotaph Road, Teynampet, Chennai - 600018	Senior Legal Executive	bala@arihants.co.in Mob no. 9840736920		

2)	Mr.O.P.Madhav S/o.Late R.C.Madhav No.3, Ganapathy Colony 3 rd Street, Off Cenotaph Road, Teynampet, Chennai - 600018	Senior Admin. Manager	madhav@arihants.co.in Mob no. 98410-31821		
----	---	--------------------------	--	---	---

S.No	Name & Father's Name And Address	Designation	E-mail / Mob no.	Signature	Photo
3)	Mr.S.Selvakumar S/o.Late.Shanmugasundaram No.3, Ganapathy Colony 3 rd Street, Off Cenotaph Road, Teynampet, Chennai - 600018	Liaison Officer	selvakumar@arihants.co.in Mob no. 98410-11932		

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

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.

