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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Arihant
Foundations & Housing Ltd

Vol -1

(1)

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
05 SEP 2019
TNRERA
CHENNAI

Form A
APPLICATION FOR REGISTRATION OF PROJECT

o
he Real Estate Regulatory Authority
hennai

4848

Sirs,
I/We hereby apply for the grant of registration of my/our project "**ARIHANT VAIRAT**" at Teynampet, Chennai-18 Tamil

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	Companies
	In case of firm / societies / trust / companies / limited liability partnership / competent authority	
(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***
		
		Mr.Vimal Lunawath S/o.Late.Mr.Navratan Lunawath Door No.10, Sir Ramaswamy Street, Vepery, Chennai – 600007 Designation – Director Email ID – vimal@arihants.co.in Contact No.98410-71821

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(iii)	PAN No	AAACA7402P
(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 _____;	
	- Bank name	Hdfc Bank Ltd
	- Branch name	ITC Centre, Anna Salai, Chennai
	- IFSC code	
	- Account number	"50200043517114"
	- Bank address	Hdfc Bank Ltd, 759-ITC Centre, Anna Salai, Opp T.V.S Chennai - 600002
(v)	Details of project land held by the applicant	The Project of land measuring to an extent of 6728 Sq.ft. bearing Plot No.23, Corporation Door No.24, New No.1, Ganapathy Colony 3rd Street, Teynampet, Chennai - 600018, comprised in Old R.S.Nos.3847/12, 3847/16, 3847/17, 3847/18 & 3847/21, Present R.S.No.3847/51 in Block No.76 situated at Mylapore Village, Mylapore Taluk, Chennai District. The Project known as **"Arihant Vairat"**
	- Plot bearing no / CTS no / survey no / final plot no	Plot No.23, Corporation Door No.24, New Door No.1, Ganapathy Colony 3rd Street, Teynampet, Chennai – 600018
	- Area (in sq mtrs)	625 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/Non-High Rise Bldg./100/2019, dated - 06.06.2019 and File No.SB/C/134/2019 and Permit No.12483. 2. Building Permission No. CEBA/WDCN09/00122/2019, dated - 18.06.2019.
(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.	***Refer Annexure***
(viii)	Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	***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	***Refer Annexure***
(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;	***Refer Annexure***
(ii)	audited balance sheet of the promoter for the preceding financial year.	***Refer Annexure***

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(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	The **PROMOTER is the Power Agent** of all that piece and parcel of land measuring to an extent of 6728 Sq.ft., being Plot No.23, Corporation Door No.24, New No.1, Ganapathy Colony 3rd Street, Teynampet, Chennai - 600018, comprised in Old R.S.Nos.3847/12, 3847/16, 3847/17, 3847/18 & 3847/21, Present R.S.No.3847/51 in Block No.76 situated at Mylapore Village, Mylapore Taluk, Chennai District, entered into a **Joint Development Agreement with the Land Owners**
(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;	***Refer Annexure***
(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 Development Agreement & GPOA*** ***Refer Annexure***
	(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;	***Planning Permit issued by CMDA and*** ***2) Building Permission issued by Greater Chennai Corporation.*** ***Refer Annexure***
(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**

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(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;	Nil
(xii)	the number of open parking areas available in the project;	11 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	***Refer Annexure***

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

Dated: 05/9/19
Place: Chennai

For ARIHANT FOUNDATIONS & HOUSING LTD.

J. Z.

AUTHORISED SIGNATORY

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ARIHANT FOUNDATIONS & HOUSING LTD
Details of Completed Projects for the Last 5 Years

Project Names (Chennai - Tamilnadu)	Developable Land Area (in Sq ft)	Type of Land	Address of the project	Date of Launch	No. of Buildings	No. of Units	Date of Completion	Current Status	Whether any delay in completion	Details of cases pending	payments Pending
Arihant Aira	6300 Sq ft	Residential	Door No.1, Pantheon Salai 2nd Lane, Srirangam Avenue, Egmore, Chennai - 600008	May-16	1	4	Mar-17	Completed	Nil	Nil	Nil
Arihant Sangeeth	3507 Sq ft	Residential	Plot No.3039, 'E' Block (West), 13th Main Road, Anna Nagar, Chennai - 600040	Jul-14	1	3	Oct-15	Completed	Nil	Nil	Nil
Arihant Tiara	72310 Sq ft	Residential	Padmini Garden Street, Nandambakkam, Chennai - 600089	Apr-14	6	96	Jun-16	Completed ; Few flats yet to be sold	Nil	Nil	Nil
Arihant Esta	87120 Sq ft	Residential	No.370/1, 370/2, Church Road, Mogappair East, Chennai - 600037	Jan-13	2	140	Mar-16	Completed ; Few flats yet to be sold	Nil	Nil	Nil
Arihant Vihaana	56580 Sq ft	Residential	No.5/225, Kilpauk Garden Road, Kilpauk, Chennai - 600010	May-19	1	25	On Going	Work in progress	NA	NA	NA

For ARIHANT FOUNDATIONS & HOUSING LTD.

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Detailed Plan of Development Works to be undertaken in our project "ARIHANT VAIRAT"

1) **Water Facilities :**

Water Supply will be obtained from Metro water for drinking purpose and bore well water will be used for other purposes.

2) **Sewerage Disposal :**

Sewerage line from the individual flats will be connected to CMWSSB main line on the road.

3) **Solid Waste Management :**

It is proposed to collect solid waste from each unit and also proposed to tie up with external agency to process or treat it and dispose the same to Chennai Corporation.

4) **Use of Renewable energy :**

Solar power panels are provided at open terrace to generate electric power which will be used for common area lighting, pumps, lift etc.

5) **Fire Fighting Facilities :**

Not Applicable.

For ARIHANT FOUNDATIONS & HOUSING LTD.

AUTHORISED SIGNATORY

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6) **Emergency Evacuation Services :**

Not Applicable.

Yours faithfully,
For Arihant Foundations & Housing Ltd.,

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

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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

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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.