

RE

REGULATORY RECORD

RERA Document

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APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
CMDA, No.1, Gandhi Irwin Road
Egmore, Chennai 600 008



990

CD recd.
Payment by DD - 20/2/19

Sir,

We hereby apply for the grant of registration of our Project to be set up by **ALTIS ASHRAYA & ALTIS VILLE LLP**, a Multi - storied residential development at Kundrathur Main Road, Mangadu Village, Pallavaram Taluk, Kancheepuram District, Chennai 603 119, comprised in Survey Nos. 382 part, 383/1B, 383/1D, 383/2A & 409/1B.

1. The requisite particulars are as under :-

- | | |
|---|--|
| (i) Status of the applicant | :: Partnership Firm |
| a. Name | :: ALTIS ASHRAYA
ALTIS VILLE LLP |
| b. Address | :: 502-503, 5 th floor, Prince Towers
No.25 & 26 College Road,
Nungambakkam, Chennai - 600006 |
| c. Copy of Registration Certificate | :: Enclosed - Annexure - 1 |
| d. Main objects | :: Related to Construction, Promotion,
Sales and Maintenance & other related
works. |
| e. Name, Photograph & address of
of Partners | :: Enclosed - Annexure - 2 |
| f. Partnership Deed | :: Enclosed - Annexure - 3 |
| g. Development Agreement | :: Enclosed - Annexure - 4 |
| (ii) PAN No. | :: ABCFA0745P - ALTIS ASHRAYA
AAEFE2986K - ALTIS VILLE LLP
Enclosed - Annexure - 5 |
| (iii) Name and address of the Bank | :: ICICI Bank, No.2/1, L.B.Road, Adyar,
Chennai 600 020. - Annexure - 6 |
| (iv) Details of project land held
by the applicant | :: Kundrathur Main Road, Mangadu
Village, Pallavaram Taluk,
Kancheepuram District, Chennai |

For Aitis Ashraya


Authorised Signatory

For ALTIS VILLE LLP


Authorised Signatory

603 119, comprised in Survey Nos. 382 part, 383/1B, 383/1D, 383/2A & 409/1B.

(v) Details of Approval obtained from various competent authorities for commencing the Project **ALTIS ASHRAYA**.

a. CMDA Planning No.11946 vide C/PP/MSB/05/(A to J)/2019 dt. 11.02.2019
- Enclosed - Annexure - 7

b. Mangadu Town Panchayat Building Permit No. 126/2018-19 dt. 18.2.2019 Enclosed -
e 68/2019
Annexure - 8

(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.,

Project Name	OCEANIQUE	SRI LAKSHMI VILAS
Location	ECR	KOTTURPURAM
Planning Permit	DTCP No.640/2013 dt.26.07.2013	CMDA Planning No.8644 vide B/SPL- BLDG / 38 A & B/2014 dt. 28.02.2014
Building Permit	BA/TP No.166/2013 39/2013-14 dt. 26.07.2013	CEBA/WDCN 13 / 00128/2014 dt.11.04.2014
Completion Certificate	Not applicable	C.C.No.EC/South I/50/2016 dt.29.02.2016
Month & Year of commencement of construction	2014	2015
Handing Over	Completed on December 2016	Completed February 2016
Delay	None	None

For Aitis Ashraya

Authorised Signatory

For ALTIS VILLE LLP

Authorised Signatory

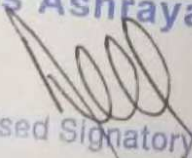
(viii) Agency to take up external development works : WISMA PROJECT MANAGEMENT SERVICES

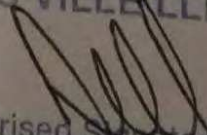
(ix) Registration fee by way of demand draft bearing No. 460155 dated 07.02.2019 drawn on Union Bank of India, Nungambakkam Branch, Chennai, for an amount of Rs.10,10,200/- and by way of Demand Draft bearing No. 460172 dt.12.02.2019 drawn on Union Bank of India, Nungambakkam Branch, Chennai, for an amount of Rs.15,000/- calculated as per sub-rule (3) of rule 3.

(x) Any other information the applicant may like to furnish :: Not applicable.

2. We enclose the following documents namely :-

- (i) Authenticated copy of PAN card of the Promoter :: Enclosed - Annexure 9.
- (ii) Audited balance sheet of the promoter for the preceding financial year -
:: Enclosed - Annexure - 10
- (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 Legal Papers - Annexure - 11
- (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 ;
:: NIL - Enclosed Annexure - 12
- (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;
:: Already Enclosed-Annexure - 04
- (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 Annexure 7 & 8
- (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 - Annexure - 7 & 8

For Aitis Ashraya

Authorised Signatory

For ALTIS VILLELLP

Authorised Signatory

- (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 - Annexure - 13
- (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 - Annexure - 14
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; :: Enclosed - Annexure - 15
- (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 - Annexure - 16
- (xii) The number and areas of covered parking available in the project
Covered car parks - 365 Nos., Area / sq.mts. ____ :: Enclosed - Annexure - 16
- (xiii) The number of open parking areas available in the project
Open car parking - 213 Nos., Area / Sq.mts ____ :: Enclosed - Annexure - 16
- (xiv) Details of undivided shares pertaining to the project :: Enclosed - Annexure - 16
- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; :: No Real Estate Agents employed. It will be a Self Marketing Venture.
- (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 - Annexure - 17
- (xvii) A Declaration in FORM 'B' :: Enclosed - Annexure - 18

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

For Aitis Ashraya

Yours faithfully,

Date :

Signature & seal of the applicant(s)

Place :

Authorised Signatory

For ALTIS VILLE LLP

Authorised Signatory

If it is a firm

Name of the Firm / *	ALTIS ASHRAYA & ALTIS VILLE LLP
Address*	502-503, 5 th floor, Prince Towers, 25 & 26 College Road, Nungambakkam, Chennai 600 006
Mobile No*	9840063793 ✓
Telephone No	044-43039224 / 25 ✓
E Mail	marketing@altisville.com / documentation@altisville.com ✓
State*	Tamilnadu
Pin code*	620 006

Copy of the Registration Certificate*
Name and Photograph and address of
Chairman or the Governing Body / Partner
/ Director etc.,*

Main objects*

395 – Annexure – 1
Enclosed –Annexure-2
CONSTRUCTION / PROMOTION / SALE & MARKETING

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.

