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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

14 MAR 2019
TNRERA
TAMILNADU REAL ESTATE REGULATORY AUTHORITY CHENNAI

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority, 1256
1st Floor, CMDA Tower-II,
Door No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

Sir,

I/We hereby apply for the grant of registration of our project **CASAGRAND CASTLE** to be set up at Survey Numbers: 519, 520/1, 520/2, 521/1, 521/2, 537, 539/1, 539/2A, 540, 541 & 542, situated in Manapakkam village, Chennai District, Tamilnadu.

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 firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name - **CASA GRANDE CIVIL ENGINEERING PRIVATE LIMITED,**
CASAGRAND BUILDER PRIVATE LIMITED,
GALLANTE PROMOTERS LLP,
ZEST HOME SEARCH LLP,

(b) Address - 5TH FLOOR, NPL DEVI, NEW NO -111, L.B.ROAD, THIRUVANMIYUR, Chennai TN 600041 IN

(c) Copy of registration certificate - U45200TN2013PTC094127,
U70101TN2003PTC051989,
AAH-7584,
AAH-7936

(d) Main objects – Enclosed

For CASA GRANDE CIVIL ENGINEERING PVT. LTD.

Authorised Signatories

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(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

S.No	Name	Director	Address	Mobile No. & Mail Id
1	M. Arun kumar		5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600041	7338777289, cgrera@casagrand.co.in
2	K.R. Anerudan		5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600041	9566292440, cgrera@casagrand.co.in

(iii) PAN No. AAFCC5227K, AACCC2758A,
AAQFG2773E, AABFZ7350H

(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 in **HDFC Bank Ltd**;

(v) Details of project land held by the applicant 18037.44 Sq.m;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **CMDA vide Lr. No B/Spl.Bldg/35 A to O /2019 DATED: 05.03.2019;**

(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. – **Enclosed;**

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

For CASA GRANDE CIVIL ENGINEERING PVT. LTD.

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(ix) Registration fee by way of a online transfer dated 11/03/2019 drawn on Indian Bank CHDA BRANCH bearing no. N070190772444631 for an amount of Rs. 630,000/- 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; **Enclosed**

(ii) Audited balance sheet of the promoter for the preceding financial year; **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; **Enclosed**

(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; **Enclosed**

(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;

(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; **Enclosed**

(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; **Enclosed**

For CASA GRANDE CIVIL ENGINEERING PVT. LTD.

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(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; **Enclosed**

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Enclosed**

(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;

(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;

(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;

(xvi) 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.

Dated: Chennai
Place: 11/03/2019

For CASA GRANDE CIVIL ENGINEERING PVT LTD.

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CASAGRAND
building aspirations

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CASA GRANDE CIVIL ENGINEERING PRIVATE LIMITED			
S.No	Project Name	No.of Units	Location
1	Casagrand Bellissimo	340	Pazhavanthangal Aalanthur Taluk
2	Casagrand Woodside	216	Manapakkam Village
3	Casagrand Savoye	339	Karapakkam Village

For CASA GRANDE CIVIL ENGINEERING PVT. LTD.

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CASAGRAND
building aspirations

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1. Previous Project Details (Last 5 Years only)

Project Name*	**Casagrand Bellissimo**
Current Status	On Going
Category of Building	Residential Apartment
Is there any Case Pending	NIL
Address	**CASAGRAND BELLISSIMO,** Pazhavanthangal Aalanthur Taluk Chennai, Tamil Nadu 600016

Project Description (Max 500 Characters)	Cherry Pick, affordable lifestyle apartments at Pazhavanthangal Aalanthur. Just 5 minutes from Guindy junction. Casagrand Cherry Pick is conveniently located some most of the best schools, colleges and hospitals in the locality. Spread over 6.52 acres, this 340-apartment community offers more than 30 well-appointed amenities and facilities.
State	Tamilnadu
District*	Chennai
Pincode	600016

For Casa Grande Civil Engineering Pvt. Ltd

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CASAGRAND
building aspirations

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2. Previous Project Details (Last 5 Years only)

Project Name*	**Casagrand Woodside**
Current Status	On Going
Category of Building	Residential Apartment
Is there any Case Pending	NIL
Address	**CASAGRAND WOODSIDE,** Manapakkam village, Sriperumbudur taluk, Kancheepuram District, Tamilnadu.

Project Description (Max 500 Characters)	Casagrand Woodside is a Luxury apartment project in Manapakkam, Chennai. Just 15 minutes from Guindy junction. Casagrand Woodside is conveniently located some most of the best schools, colleges and hospitals in the locality. Spread over 3.48 acres, this 216-apartment community offers more than 30 well-appointed amenities and facilities.
State	Tamilnadu
District*	Kanchepuram
Pincode	600125

For Casa Grande Civil Engineering Pvt. Ltd

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CASAGRAND
building aspirations

Project Consultant Details

Project Architects

Architect Name	Mr. Idrajit Kembhavi	E Mail ID	kaf.blr@kembhavarchitects.com
MCA No.	CA/88/11770	Address Line 2	Jaya Nagar
Contact No.	080 2244 2734	District	Bangaluru
Address Line 1	1872, S Building, 38 A Cross, 11th A Main, 4th T Block	Year of Establishment	1972
State	Karnataka		
Pin Code	560041		
Key Projects Completed	First project for Us		

Project Contractors

Contractor Name	CASA GRANDE CIVIL ENGINEERING PVT LTD	E Mail ID	---
Registered in any Govt Dept	GST – 29AACCC2758A1ZX		
Address Line 1	NPL DEVI No.111, Old No.59, NPL Devi, LB Road, Thiruvanmiyur	Address Line 2	NPL DEVI No.111, Old No.59, NPL Devi, LB Road, Thiruvanmiyur
State	TAMIL NADU	District	CHENNAI
Pin Code	600 041	Year of Establishment	2013
Key Projects Completed	CG ARISTO		

For Casa Grande Civil Engineering Pvt. Ltd

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CASAGRAND
building aspirations

Project Consultant Details

Structural Engineers

Engineer Name	**Mr. Sailesh R Mahimtura**	E Mail ID	chennaimcpl@gmail.com
	Class-1, Licensed Surveyor No.1511	Address Line 2	Teynampet
Contact No.	044 - 24329989	District	Chennai
Address Line 1	No: 10, Poes Road	Year of Establishment	1981
State	Tamilnadu	District	Chennai
Pin Code	600018		
Key Projects Completed	First project for us		

For Casa Grande Civil Engineering Pvt. Ltd

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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

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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.