

RE

REGULATORY RECORD

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Name : U. Preetam Karthik
Designation : Director
e-Mail ID : preetamkarthik@indianrealty.com
Phone No : 9840270735



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

APPLICATION FOR REGISTRATION OF PROJECT

503

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st floor, Tower -II,
CMDA,
No.1A, Gandhi Irvin Bridge Road,
Egmore, Chennai -600008.

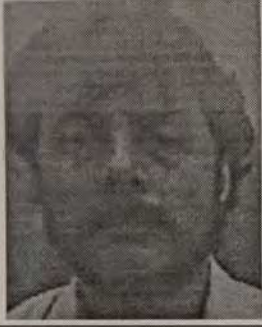
Sir,

We hereby apply for the grant of registration of our project to be set up at New Door No.46, Old Door No.109, Atkinson Road (Jothi Venkatachalam Road), Vepery, Chennai - 600007.

1) (i) The requisite particulars are as under:- **Company**

(ii) **Individual**

	Name	: Mr. Sajjad ahmed
	Father name	: Late Mr. M.A. Basith sahib
	Address	: New Door No.46, Old Door No.109, Atkinson Road (Jothi Venkatachalam Road), Vepery, Chennai.
	Phone No	: 9381012820
	Email id	: syedbawkher@yahoo.com
	Name	: Mrs. Arifa begum
	Husband name	: Ms. Sajjad ahmed
	Address	: New Door No.46, Old Door No.109, Atkinson Road (Jothi Venkatachalam Road), Vepery, Chennai.
	Phone No	: 9840463100
	Email id	: syedbawkher@yahoo.com

	Name	: Mrs. Salma Banu
	Husband name	: Mohamaed shafiulla
	Address	: No:8, 2 nd cross, nandidurga road, Jayamahall extension, Bangalore.
	Phone No	: 9943922077
	Email id	: salmamohamaed@gmail.com
	Name	: Mrs. Asma Ali
	Husband name	: Mr.Ali Khalandar
	Address	: No.119, Neeli godown street, Vellore.
	Phone No	: 9884276765
	Email id	: asmaali@gmail.com
	Name	: Mr. Saleem Ahmed
	Father name	: Ms.Sajjad ahmed
	Address	: New Door No.46, Old Door No.109, Atkinson Road (Jothi Venkatachalam Road), Vepery, Chennai.
	Phone No	: 984276765
	Email id	: salemahmed55@gmail.com
	Name	: Mr. Zubari Ahmed
	Father name	: Ms.Sajjad ahmed
	Address	: New Door No.46, Old Door No.109, Atkinson Road (Jothi Venkatachalam Road), Vepery, Chennai.
	Phone No	: 8748644091
	Email id	
	Name	: Mr. Junaid Ahmed
	Father name	: Ms.Sajjad ahmed
	Address	: New Door No.46, Old Door No.109, Atkinson Road (Jothi Venkatachalam Road), Vepery, Chennai.
	Phone No	: 9840612347
	Email id	

5
(ii) Company

- a. Name : India builders (Chennai) Limited
- b. Address : AA36, 3rd main road, 3rd street,
Anna nagar, Chennai-600040.
- c. Copy of registration certificate : **Details Enclosed**
- d. Main objects : Promoters
- e. Name directors : **U. Preetam Karthik**
- f. PAN No of Director : **AQYPP0401E**
- g. Address : No. 5106/6, The Jade Juction,
15th Main road, Anna nagar,
Chennai -600040.
- (iii) Pan (Company) : **AABC13731Q**
- (iv) Name of the bank : Axis bank Ltd.,
Address of the Bank : Plot No.3635, New Door No.87,
Old No.17, 3rd Avenue,
Anna nagar East, Chennai -600102.
- (v) Details of Project held by applicant : **FSI Area 1370.36 Sqm**
- (vi) Details of Approval obtained from various Competent Authorities for commencing the project : **Planning permit & Building Permit Enclosed**
- (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. : **Nil.**
- (viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority): **Self development**
- (ix) Registration fee by way of NEFT dated 28/01/19 from Axis Bank Ltd., anna nagar, Chennai-600102. UTR No. **AXTB 190289495122**
For an amount of **Rs.27,410/- (Rupees Twenty seven Thousand Four hundred and Ten Only)** calculated as per sub-rule(3) of rule 3 : **Details Enclosed**
- (x) Any other information the applicant may like to furnish: **Nil**

7
we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter : **Details Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year : **Details 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 : **Details 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 : **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 : **Details Enclosed**
- (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 : **Details Enclosed**
- (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 : **Details Enclosed**
- (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 : **Details Enclosed**
- (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 : **Details Enclosed**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Details Enclosed**

(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 : **Details Enclosed**

(xii) the number and areas of covered parking available in the project

: **Details Enclosed**

(xiii) the number of open parking areas available in the project : **Details Enclosed**

(xiv) Details of Undivided Shares pertaining to the project : **Details Enclosed**

(xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Details Enclosed**

(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 : **Details Enclosed**

(xvii) a declaration in FORM 'B'

: **Details Enclosed**

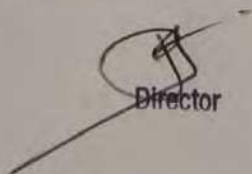
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated : 25/01/19

Place : Chennai

Yours faithfully,

For INDIA BUILDERS (CHENNAI) LTD.


Director

Signature and seal of the applicant(s)

Sayed. Ahmed.
Arife. Begum
Salme - Bann
Asme. Ali.
Sahem Ahmed
Zubair Ahmed

LIST OF PROJECTS 2014

S.No	Project Name	31 Address	Constructed Area Sqft
1	The carmel castle	New No.20, Old No.58, Ormes Road, Kilpauk, Chennai-600 010.	7380
2	Firdaws	New No. 4, Old No. 50 7th Cross Street, Shenoy Nagar, Chennai - 600 030.	8500
3	Komalezham	Plot No. 1747, 13th Main Road, Anna Nagar, Chennai - 600 040.	8600
5	The trinity terrace	No. P-55, 6th Avenue, Anna Nagar, Chennai 600 040	8790
6	Amruth	Plot No.1492, 13th Main Road, Anna Nagar, Chennai - 600 040.	7089
7	Daasans	Plot No.3985, New Door No. S 81, Old Door No. S 10, 6th Avenue, Anna Nagar, Chennai - 600 040.	8418
8	Aashirwad	Door No. New 98, Old No.68, 4th Avenue, Ashok Nagar, Chennai-600 083.	10020
9	Regal residencia	No.1, Park Street, Kilpauk Garden Colony, Chennai - 600 010.	9618
10	The Quintessence	No.75-C, Z-101, 5th Avenue, Anna Nagar, Chennai-600 040.	10000
12	Tavam	Plot No.5, A.K. Swamy Nagar, 9th Street, Kilpauk, Chennai-600 010.	15040
13	Navonenabe	Door No.12, Damodar Murthy Road, Kilpauk, Chennai-600 010.	6450
14	Park Enclave	Door No.12, Damodar Murthy Road, Kilpauk, Chennai-600 010.	12060
15	Chandra	Plot No. 4141, Door No. V-16, New No. V-24, 14th Street, Anna Nagar, Chennai - 600 040	7290
16	Jayasarathy	Plot No. 4393, Old Door No.30, New Door No: -5, W-Block, First Street, Anna Nagar, Chennai - 600 040.	6160
18	Adyar Aery	No:6, 4th Avenue, Indira nagar, Adyar, Chennai - 600 020.	9660
18	Sharon	Plot No.4528, Door No.Y-199, New No.28, Y-Block, 2nd Street, Anna Nagar, Chennai-600 040.	7146

LIST OF PROJECTS 2015

S.No	Project Name	Address	Constructed Area Sqft
1	Nivritti	Plot No.2462, New Door No.4 (Old No. 73), AI-Block, 5th Street, 8th Main Road, Anna Nagar, Chennai-600 040	9032
2	Ashraya	Plot No.2407, Old Door No.85, New Door No.19, AI-Block, 5th Street, Anna Nagar, Chennai - 600 040	8820

3	Urban oasis	Plot No. 1571, 13th Main Road, J Block, Anna Nagar West, Chennai – 600 040	8820
4	Dakshinalaya	Plot No.21, Old Door No.46, New Door No.12, 7th Cross Street, Shenoy Nagar, Chennai – 600 030. 33	9051
5	Valli	Plot No. 4391, Old Door No.28, New Door No: -5, W-Block, First Street, Anna Nagar, Chennai – 600 040.	6081
6	Kumaragam	No:8, East Main Road, Anna Nagar West Extension, Chennai - 600 102	8238
7	Shree sathya sai	No:24, 22nd Cross Street, Indira Nagar, Adayar, Chennai - 20.	6183
8	Prashamal Provence	Plotno:2003, I Block, 41st street, 6th Avenue, Anna Nagar, Chennai – 40	8820
9	The Aqua allodium	Door no:49, 5th street, H-block, anna nagar, chennai - 600040.	6261

LIST OF PROJECTS 2016

S.No	Project Name	Address	Constructed Area Sqft
1	Selvas	No:106, V Block, 5th Main road, Anna Nagar, Chennai – 600040	8397
2	Santhinikethan	No:33, 14th Street, V Block, Anna Nagar, Chennai – 600040	8840
3	Kasturi	No. 685, 2nd Street, W block, Anna Nagar West, Chennai - 600101.	13200
4	Marutha	NO:12, Harrington Road, 14th Avenue, Chetpet, Chennai – 31	9200
5	Parthen Pallodium	No.25 ,6TH AVANUE, J BLOCK, ANNA NAGAR, CHENNAI 600 040	9200
6	Smurti	No: 68 , AH Block , 5th Street, Anna Nagar, Chennai - 600040.	8832
7	Anugraha	Block -79 - 4th avenue, shanthi colony, anna nagar, chennai - 600040.	12600
8	Nalandha Elite	Block - 191,192 - 4th avenue, shanthi colony, anna nagar, chennai - 600040.	22400
9	Anand Nivas	No:1510, 13th Street, J block, Anna Nagar, Chennai - 600040.	6156
10	Dorilton Dale	No: 4, North main road, Wblock , anna nagar west , chennai	8412
11	Radiance	No: 125 , Y block main road, anna nagar, chennai	6366
12	Kokiladwani	33/4, valmiki nagar, balakrishna road, thiruvanmiyur, chennai.	8940
13	Shreyas	Door No: 860, J block , 13th main road, Anna nagar, Chennai	10020

14	Subsri	No: 11/1, 1st street, jeevarathinam nagar, adyar, chennai 600020	11679
15	Sushanthi	Plot no: 719, 4 th street, D sector, W block , anna nagar west, chennai - 101 35	6060
16	Vidyavivat	No:114, 5th street, secretariat colony, chennai - 600010.	8064
17	Nalandha darshan	No: 189, 4th avenue , Anna Nagar, Chennai - 600 040.	11200
18	Cloud 9	Old No: 93-A to 93-F, Block - 93, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 40.	12600
19	Devi Nivas	Old No: 93-A to 93-F, Block - 93, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 40.	5860
20	Shree lakshmi	Plot No: 1815, Door No:4 , 13 th Main Road, Anna Nagar, Chennai - 600 040.	8700

LIST OF PROJECTS 2017

S.No	Project Name	Address	Constructed Area Sqft
1	Vaggai	No.1702, 41st street, I block, 6th avenue, anna nagar, Chennai 40	7320
2	Pinnacle	Plot no: 1161, 6th Avenue , Anna Nagar, Chennai - 600 040.	7458
3	Aarthi	Plot No:51 & 52, Elango nagar main road, Virugambakkam, Chennai - 600092	9840
4	Gokulam	M - 66, Annai Velankanni Road, Besant Nagar, Chennai - 600 090.	8700
5	Vanamali	NO: 151, 2nd Street, AL Block, Anna Nagar, Chennai - 600 040.	6489
6	Samruddhi	No:189, West ramalingam road, RS puram, Coimbatore - 641 002	22352
7	Swarnalayam	NO:26, 16th Street, S Block, Anna Nagar, Chennai - 600 040	7458
8	Thangasharadha	Old door no: 2, New door no: 3, Harrington road, 16th avenue, Chetpet, Chennai - 600031.	8520
9	Blessington	No.68 new 7, old 4, 4th cross st, Sylvan lodge colony, Kilpauk Chennai 10	7615
10	Serenity	TNHB Block No.86, 4th avenue & 11th main road, shanthi colony, anna nagar, chennai 40	14800
11	Om shanthi	Block no:82, AE-block, 4th avenue, Shanthi colony, Anna nagar, Chennai-40	12600
12	Rajkand Regency	Plot no: B34, Old door No: 8, New door No: 30, sastru nagar first cross street and 6th cross street, adayar, chennai 20.	12000
13	Royale	Plot No.1946, Door No: 252, Z block 1st street, anna nagar, chennai - 40	6450
14	Mayberry	Plot No. 159, W-block 'B' sector, 1st street annanagar west extension, Chennai 01.	6060

15	Celesta	Plot No.2/PC-5, kamar salai, DR.J.J. nagar west, Chennai 37.	17600
LIST OF PROJECTS 2018			
S.No	Project Name	Address	Constructed Area Sqft
1	Parvathis	Plot No: 375, Door No: 15,I block 1st main road, Annanagar east, chennai - 600102	8800
2	Sree Saranee	Door No: 34, Thiruvankadam street, Mandaveli, Chennai 28	9060
3	Amuruthavarshini	Door No: 57, R Block , 6th avenue, anna nagar, chennai 40	9030
4	Sri Ganesh	Door No.12/12, East street, Raghava reddy colony, Ashok nagar, Chennai - 600 033	8010
5	Silica	Plot No : 2, Kamar Salai, Mogappair west, Chennai 37.	8800
6	Sankara	Plot No.183, Old Door No.93 & 93-A, New Door No.12, F-Block, 2nd street, Anna nagar East, Chennai- 600 102	11010
7	Thangams	No: 4, Railway colony 2nd street, Nelson Manickam road, Aminjikarai, Chennai - 600 029.	8100
8	Chaitali	Plot No.607, Door No.10, 5th Street, D-sector, Anna nagar West, Chennai - 600101	6260
9	East crust	Door no.29, Ranganathan avenue, Kilpauk, Chennai 10.	7609
10	Varadha 6th avenue	No: 1195, 6th avenue , Anna nagar, Chennai - 600 040	8820
11	Abhilash	Door No:6, AF block , 7th street, anna nagar, Chennai - 600 040.	6150
12	Athulyam	Plot No:3025, Door No:12, Z block, 3rd street, 13th main road, anna nagar, chennai - 600040.	6090
13	Thiruveragam	Old no:181, New No: 1, AL block, 1st street, 11th main road, anna nagar, chennai - 600 040	6600
14	Vasantham	ADDRESS : No: 51, Inner circular road, (kilpauk garden colony), Kilpauk, Chennai - 600 010.	7650

To

79

25th January, 2019

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower – II,
CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir/Madam,

Sub : Details for all projects done by M/s. INDIA BUILDERS (CHENNAI) LIMITED

With reference to the above subject, please find below the furnished details as per requirement :

(a) Name of the License Surveyor : S.Soundarapandian

L.S.No.2004/2017-18

(b) Name of the Structural Engineer : V.R.Ravindran

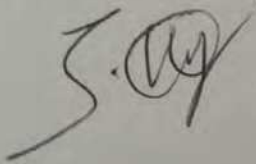
Regn. No. : M- 1091632/1995

(c) Name of the Contractor : Self

Thanking You,

Regards,

For INDIA BUILDERS (CHENNAI) LIMITED



CHAIRMAN

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.

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An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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Patta and Chitta

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EC Analyzer

Bank charge check

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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

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Completion and occupancy certificates, regularisation

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