

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Tower II, 1st Floor,
No.1, Gandhi Irwin Road, Egmore, Chennai – 600008.

988

Sir,

I/We hereby apply for the grant of registration of my/our project (Ziva Apartments) to be set up at Perumaleri Village, Thirukalukundram Taluk, Kancheepuram District Tamil Nadu State.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; Not Applicable
- (ii) In case of individual – Not Applicable
- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph



OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name – **Arun Excello Realty Private Limited**
- (b) Address "**Bhattad Towers**", No.18, West Cott Road, Royapettah, **Chennai – 600014.**
- (c) Copy of registration certificate- Annexure – 1
- (d) Main objects – Annexure – 2
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. – Annexure – 3
- (iii) PAN No. **AAFAC8363E;**

- (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 **Axis Bank Limited, Nungambakkam branch**;
- (v) Details of project land held by the applicant; - Annexure – 4
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project; - Annexure – 5
- (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.;- Annexure – 6
- (viii) Agency to take up external development works **Self Development Local Authority** (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee by way of a demand draft dated **13-02-2019** drawn on **Axis Bank Limited**, bearing no. **029706** for an amount of **Rs. 1,87,997** 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; - Annexure – 7
- (ii) audited balance sheet of the promoter for the preceding financial year; - Annexure – 8
- (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; - Annexure – 9
- (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; - Annexure – 10

- (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; - **Not Applicable**

(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; - Annexure - 11
- (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; - Annexure - 12
- (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; - Annexure - 13
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - Annexure - 14
- (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; - Annexure-15
- (xi) the number and areas of covered parking available in the project; -
- Annexure -15
- (xii) the number of open parking areas available in the project; - Annexure-15

- 5 -

(xiii) Details of Undivided Shares pertaining to the project; - Annexure - 15

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - Not Applicable

(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; - Annexure - 16

(xvi) a declaration in FORM 'B'. - Enclosed

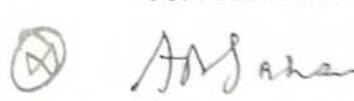
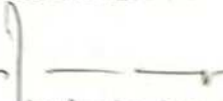
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 18/02/2019

Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

For ARUN EXCELLO REALTY PVT. LTD.

 
Authorized Signatory

ARUN EXCELLO REALTY PRIVATE LIMITED

Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai - 600014
Phone: 2841 2841, Fax: 2855 5112
CIN: U45201TN2006PTC060515

1. P.Suresh- Managing Director Mobile : 95000 36363 & ae@arunexcello.com
New No.21, Guru Krupa Shanthi Nivas, Swasthik Avenue, Springdale St., Injambakkam,
Chennai 115



2. P.Karthikeyan- Director - Mobile: 89284 12841 & ae@arunexcello.com
SAI AARTHI, Plot No. 42, Olive Beach, Injambakkam, Chennai 41



For ARUN EXCELLO REALTY PVT. LTD.

2

Am Jankar
Authorised Signatory

ARUN EXCELLO REALTY PRIVATE LIMITED

Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai - 600014

Phone: 2841 2841, Fax: 2855 5112

CIN: U45201TN2006PTC060515

3. A.M.Sundar- Director - Mobile : 72888 72888 & ae@arunexcello.com

Plot No. 13 & 14, Radio Colony, Palavakkam, Chennai - 600 041



4. S.Rajaji- Director - Mobile : 99406 50192 & ae@arunexcello.com

Plot No 15, 4th Main Road, VGP Layout, Part-II, Palavakkam, Chennai - 600 041



For ARUN EXCELLO REALTY PVT. LTD.



Handwritten signature of the authorised signatory.

Authorised Signatory

ARUN EXCELLO REALTY PRIVATE LIMITED

Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai - 600014

Phone: 2841 2841, Fax: 2855 5112

CIN: U45201TN2006PTC060515

DETAILS OF THE PROJECT

PROJECT NAME : **Ziva- Apartments**

PROMOTER : Arun Excello Realty Private Limited

VILLAGE : Perumaleri

TALUK : Thirukalukundram

DISTRICT : Kancheepuram

SURVEY Nos. : 220/2

TOTAL EXTENT : 247 Cents

TOTAL NUMBER OF
BLOCKS PROPOSED : 3 Blocks

BLOCKS APPROVED : 3 Blocks

APPROVAL PENDING : Nil

NUMBER OF
APPARTMENTS IN
THREE BLOCKS : 128

For ARUN EXCELLO REALTY PVT. LTD.



Arjun Aras

Authorised Signatory

ARUN EXCELLO REALTY PRIVATE LIMITED

Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai - 600014
Phone: 2841 2841, Fax: 2855 5112
CIN: U45201TN2006PTC060515

DETAIL OF PROJECTS COMPLETED BY THE PROMOTER

Project "Estancia"

- Our Company's Project "ESTANCIA" located at Vallancherry and Potheri Villages, Chengalpet Taluk, Kancheepuram District and was completed in the year 2014.
- Delay in completion- No
- Cases Pending - Nil
- Type of land- Residential Special Type - I
- Payments Pending - Rs. 8 lacs

Project "Manjari"

- Our Company's Project "Manjari" located at Mevalurkuppam Village, Sriperumpudur Taluk, Kancheepuram District
- This project is "Completed" Project
- Current Status - Completed.
- Delay in Completion - N.A.
- Cases Pending - Nil
- Type of Land - Residential Area
- Payments Pending - Rs. 23 Lacs

For ARUN EXCELLO REALTY PVT. LTD.


Authorised Signatory

ARUN EXCELLO REALTY PRIVATE LIMITED

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Phone: 2841 2841, Fax: 2855 5112

CIN: U45201TN2006PTC060515



Project "Niranjana"

- Our Company's Project "Niranjana" located at Mevalurkuppam Village, Sriperumpudur Taluk, Kancheepuram District
- This project is "Ongoing" Project
- Current Status - Work in Progress
- Delay in Completion - N.A.
- Cases Pending - Nil
- Type of Land - Residential Area
- Payments Pending - Rs. 3.33 Crores

For ARUN EXCELLO REALTY PVT. LTD.



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Authorised Signatory

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ARUN EXCELLO REALTY PRIVATE LIMITED

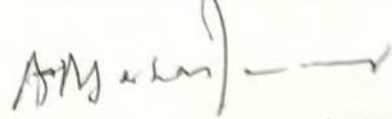
Regd Off: "Bhattad Towers", No.18, West Cott Road, Royapettah, Chennai - 600014
Phone: 2841 2841, Fax: 2855 5112
CIN: U45201TN2006PTC060515

ZIVA- APARTMENTS

PLAN OF DEVELOPMENT OF WORK

1. Fire Fighting: Not Applicable (**Since the Building comes under Non_MSB Category**)
2. Emergency Evacuation Services: Not Applicable (**Since the Building comes under Non_MSB Category**)
3. Renewable Energy: Solar Panel provided in the terrace.
4. Water Supply: Source from bore water and External Tanker for flushing purpose in toilets.
5. Sewage Disposal: Sewage collected from Apartments are disposed thro' Septic Tank, STP as per the approved plan
6. Solid Waste Disposal: Solid wastes collected from apartments are disposed through external agency

For ARUN EXCELLO REALTY PVT. LTD.



Authorised Signatory

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.

