Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Arihant
Foundations & Housing Ltd

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
02 MAY 2019
TNRERA
CHENNAI

Form A
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Chennai

2171

Sirs,
I/We hereby apply for the grant of registration of my/our project **"ARIHANT VIHAANA"** at Kilpauk, Chennai-10 Tamil Nadu.

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 - 1***
(d)	Main objects	*Promotion of Residential apartments &Commercial*
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	***Refer Annexure - 2***
(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	ICICI Bank Ltd
	- Branch name	West Tambaram,
	- IFSC code	ICIC0001393
	- Account number	*"139305002333"*
	- Bank address	ICICI Bank Ltd, Plot No.27, 29 Ayyasamy Street, West Tambaram, Chennai - 600045
(v)	Details of project land held by the applicant	The Project of land is comprised in then R.S. No.143/6 and R.S. No.143/7, presently Town Survey No.143/33, Block No.11, bearing Plot No.2A and Plot No.2C, Door No.5 (225), KILPAUK GARDEN ROAD, Kilpauk, Chennai – 600010, admeasuring 7 Grounds 96 Square Feet (7 Grounds 46 Square Feet as per TSLR 17,200 Sq.ft.. The Project known as "Arihant Vihaana"

FOUNDATIONS & HOUSING LTD. CHENNAI 600 018

Scanned by CamScanner

	- Plot bearing no / CTS no / survey no / final plot no	Plot Nos.2A & 2C Old R.S.No.143/6 & 7, New T.S.No.143/33 Block No.11 of Egmore Village. Door No.5, Old No.225
	- Area (in sq mtrs)	1597.91 Sq.M
	- Any other relevant detail	NIL
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	***REFER ANNEXURE - 3*** 1. CMDA Planning Permit No.11953 - C/PP/MSB/12/2019, dated - 25.03.2019 and 2. Building Permission No. CEBA /WDCN08/00086/2019, dated - 25.03.2019. 3. Approval from Tamil Nadu Fire and Rescue Services Department Letter No.PP.Noc.No.157/2018, dated - 04.12.2018 4. Approval from Chennai Traffic Police Letter No.Rc.Tr./License/1369/29699/2018, dated - 30.11.2018 5. NOC from Airports Authority of India (Noc ID - CHEN/SOUTH/B/102518/344848), dated - 29.10.2018 6. NOC from Indian Air Force Letter No.TAM/5218/1/ATC (PC-40/18), dated 14.12.2018
(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 - 4***
(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	Rs.85000/- (Rupees Eighty Five Thousand Only) paid through NEFT (UTR No.N122190814541791) - Dated 02.05.2019
(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-5***
(ii)	audited balance sheet of the promoter for the preceding financial year.	***Refer Annexure-6***
(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 **Owner / Promoter** is the absolute and lawful owner of land admeasuring **17,200 Sq.ft. [i.e. 1597.92 square meters]** comprised in then **R.S.No.143/6** and **R.S. No.143/7**, presently **Town Survey No.143/33,** Block No.11, situated at **Egmore Village, EGMORE Taluk, CHENNAI District**, and having acquired from Sri Ramakrishnan Math vide Sale Deed dated **11-10-2018** registered as **Doc.No.2460/2018** at the office of the Sub-Registrar, Periamet. ***Copy of Sale Deed - Refer Annexure - 7***
(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-8***

ARIHANT FOUNDATIONS & HOUSING LTD. CHENNAI 600 018

Scanned by CamScanner

(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;	*The Owner is the Promoter. Hence collaboration agreement, development agreement, joint development agreement or any other agreement are 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;	*Planning Permit issued by CMDA and* *2) Building Permission issued by Greater Chennai Corporation.* *Refer Annexure - 3*
(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;	CMDA Approved Plan is attached - Refer 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.	Refer 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;	Lat : 13.083356 and Long : 80.240455 (Google Map Attached). Location Map - Attached
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	*Refer 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.	*Refer Annexure - 15*
(xi)	the number and areas of covered parking available in the project;	7 Nos. in 235 Sq.M
(xii)	the number of open parking areas available in the project;	36 Nos. in 570 Sq.M
(xiii)	details of undivided shares pertaining to the project;	Refer Annexure- 15
(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- 16*
(xvi)	a declaration in FORM B	Attached

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

For ARIHANT FOUNDATIONS & HOUSING LTD.

Dated: 02.05.2019
Place: Chennai

ARIHANT FOUNDATIONS & HOUSING LTD. CHENNAI 600 018

AUTHORISED SIGNATORY

Scanned by CamScanner

LIST OF DIRECTORS' DETAILS

S.No	Name & Father`s Name And Address	Designation	E-mail / Contact No.	Signature	Photo
1)	Mr.Kamal Lunawath S/o.Late Mr.Navratan Lunawath Door No.10, Sir Ramaswamy Street, Vepery, Chennai - 600007	Managing Director	kamal@arihants.co.in 044-42244444		

2)	Mr.Vimal Lunawath S/o.Late Mr.Navratan Lunawath Door No.10, Sir Ramaswamy Street, Vepery, Chennai - 600007	Director	vimal@arihants.co.in 9841071821		

Scanned by CamScanner

S.No	Name & Father`s Name And Address	Designation	E-mail / Contact No.	Signature	Photo
3)	Mr.Bharat Kumar Mangilal Jain S/o.Mr.Jain Mangilal Punamchand A/1, 4th Floor, Matruashish Building, Nepeansea road, Mumbai 400026	WholeTime Director	bharat@arihants.co.in 9941155555		
4)	Mr.Damodaran Arumugam S/o.Mr.Arumugam Kanjamalai W- 115A, 3 rd Avenue, Anna Nagar, Chennai 600040	Director	Damodranarihant @gmail.com 044-42244444		

Scanned by CamScanner

S.No	Name & Father`s Name And Address	Designation	E-mail / Contact No.	Signature	Photo
5)	Mr.Ravikant Choudhry S/o.Mr.Mohanlal Choudhry No.312, Vaibhav Apartments, No.62, EVK Sampath Road, Vepery, Chennai - 600007	Director	info@arihants.co.in 044-42244444		
6)	Ms.Ann Gonsalvez D/o. Mr.Jahaliburn No.64, Mahathma Gandhi Salai, Nungambakkam, Chennai - 34	Additional Director	gonsalvezarihant @gmail.com 044-42244444		

Scanned by CamScanner

S.No	Name & Father`s Name And Address	Designation / E-mail / Contact No.	Signature	Photo
7)	Mr.Karan Bhasin S/o.Mr.Ramesh Bhasin W-19/15, Western Avenue, Sanik Farm, New Delhi - 110062	Additional Director karanbhasin @hotmail.com 044-42244444		

Scanned by CamScanner

DETAILS OF AUTHORISED PERSONS

S.No	Name & Father`s Name And Address	Designation	E-mail / Mob no.	Signature	Photo
1)	Mr.H.Balakrishnan S/o.Late.R.Hanumatha Rao No.3, Ganapathy Colony 3rd Street, Off Cenotaph Road, Teynampet, Chennai - 600018	Senior Legal Executive	bala@arihants.co.in Mob no. 9840736920		
2)	Mr.O.P.Madhav S/o.Late R.C.Madhav No.3, Ganapathy Colony 3rd Street, Off Cenotaph Road, Teynampet, Chennai - 600018	Senior Admin. Manager	madhav@arihants.co.in Mob no. 98410-31821		

Scanned by CamScanner

S.No	Name & Father`s Name And Address	Designation	E-mail / Mob no.	Signature	Photo
3)	Mr.S.Selvakumar S/o.Late.Shanmugasundaram No.3, Ganapathy Colony 3rd Street, Off Cenotaph Road, Teynampet, Chennai - 600018	Liaison Officer	selvakumar@arihants.co.in Mob no. 98410-11932		

Scanned by CamScanner

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

Verified RealEstate™

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.