

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Office of Tamil Nadu Real Estate Regulatory Authority
(TNRERA)
IIIrd Floor, (East Wing), CMDA
Thalamuthu Natarajan Maaligai
No. 1, Gandhi Irwin Road
Egmore
Chennai – 600 008.

.. 1712



Sir,

We hereby apply for the grant of registration of our project to be set up at Survey Nos. 58/2, 57/19, 57/18B, 57/17B, 57/16, 57/15, 57/10C1, 57/14, 57/13, 57/9A, 59/4, 59/3, 59/5, 59/6, 59/7, 59/8, 57/6 and 60/1A of No.30, Polachery Village, Thiruporur Taluk, Kanchipuram District, Tamil Nadu State.

1. The requisite particulars are as under:-

- | | |
|---|--|
| (i) Status of the applicant | : Proprietor |
| (ii) In case of individual – | |
| (a) Name | : Deluxe Apartments & Buildings Co.,
Proprietor A. Jenix Dev Singh |
| (b) Father's Name | : C. Anbiah |
| (c) Occupation | : Business |
| (d) Permanent address | : Dev's Ark, IV Floor,
284/1B, Old Mahabalipuram Road
Kottivakkam, Chennai – 600 096.
Email : dabcchennai@gmail.com
Phone No. 98843 00265 |
| (e) Photograph | Attached |
| (iii) PAN No. | : AAFPJ8706K |
| (iv) Name and address of the bank or
banker with which account in terms
of section 4 (2)(I)(D) of the Act will
be maintained | : NA |

(v) Details of project land held by the applicant

: Survey Nos. 58/2, 57/19, 57/18B, 57/17B, 57/16, 57/15, 57/10C1, 57/14, 57/13, 57/9A, 59/4, 59/3, 59/5, 59/6, 59/7, 59/8, 57/6 and 60/1A
of No.30, Polachery Village,
Thiruporur Taluk, Kanchipuram District,
Tamil Nadu State;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project

: a) DTCP Approval No. NA.KA No. 3579/2016/CM3 dated 17/03/2016
b) Ponmar Panchayat Approval No. 25 dated 23/06/2016

(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.

Previous Project Details (Last 5 Years only)

Project Name*	Euphorbia Phase I, II, III, IV	Project Description (Max 500 Characters)	3BHK Residential Flats of Stilt + 4 Floors, Totaling to 91 Dwelling units
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential Apartments	District*	Kanchipuram
Is there any Case Pending	-No-	Pincode	600 127
Address	No.30, Polacherry		

(VIII) Registration fee by way of Online transfer from Axis Bank Ltd., Perungudi Branch, For Rs.1,06,724/- calculated as per sub-rule (3) of rule 3; dt. 2/4/2019.

(IX) Any other information the applicant may like to furnish.

2. I/we enclose the following documents namely:-

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (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;
- (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;
- (v) 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;
- (vi) 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;
- (vii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(viii) 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;

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

Total No. & area of covered car parking : 48 Nos. & 803.52 sq.mtr

(x) the number of open parking areas available in the project;

Total No. & area of open car parking : 13 Nos. & 217.62 sq.mtr

(xi) Details of individual land and undivided shares pertaining to the project;

(xii) the names, addresses, phone numbers, email ids and registration details of the architects, structural engineers, site engineers, and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

(xiii) a declaration in FORM 'B'.

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

Dated: 02/04/2019

Place: Chennai

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

For DELUXE APARTMENTS & BUILDINGS Co.,

Proprietor

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Project Application Form

Promoter Details

Name*	Deluxe Apartments & Building Co., Proprietor A. Jenix Dev Singh	Father's Name*	C. Anbiah
PAN No*	AAFPJ8706K	Aadhaar Number*	3409 8854 4673
Mobile No*	98843 00265	Telephone Number*	044-42382271
FAX Number	044-42152426	E Mail*	dabcchennai@gmail.com
Occupation	Business	Address Line 1*	284/1B, Dev's Ark, 4 th Floor OMR, Kottivakkam, Chennai-96
State*	Tamil Nadu	Address Line 2*	
Pin code*	600 096	District	Chennai

Previous Project Details (Last 5 Years only)

Project Name*	Euphorbia Phase I, II, III, IV	Project Description (Max 500 Characters)	3BHK Residential Flats of Stilt + 4 Floors, Totaling to 91 Dwelling units
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential Apartments	District*	Kanchipuram
Is there any Case Pending	-No-	Pincode	600 127
Address	No.30, Polacherry Thiruporur Taluk Kanchipuram District		

Project Detail

Project Name	Camellia
Category of the Building	Residential Houses
Project Commencement Date	28.06.2016
Plot Extent	9652.25 Sq.mtr
Total Open area (Sq Mt)	*5694.83 Sq.mtr
Project address Line 1	Owner Use Plot 2A of DTCP Approved Layout No. 35/2012, No. 30 Polachery Village, Thiruporur Taluk
District	Kanchipuram
No of Open Parking	13 Nos.
No of Covered Parking	48 Nos.

Project Description	Group Residential Housing & Individual 58 Dwelling Units of Ground Floor & First Floor
Project Status	ongoing project since March 2016
Project End Date	2022

Total Covered area (Sq Mt)	* 7915.06 Sq.mtr
Project address Line 2	-
Tehsil/Sub District	Thiruporur
Total area of open Parking (Sq Mt)	*217.62 Sq.mtrs
Total area of Covered Parking (Sq Mt)	*803.52 Sq.mtrs

* Approximate

Development Details

Type of Dwelling Unit	Group Housing of individual Dwelling Units
Carpet rea (Sq Mt)	4851.09 Sq.mtrs
Area of exclusive Open terrace if any (Sq Mt)	400.04 Sq.mtrs

Total No. of Dwelling Unit	58
No of Dwelling Unit Available for Sale	40
Area of exclusive balcony/verandah (Sq Mt)	144.87 sq.mtrs.

Project Architects

Architect Name	Mr. Siva Anbarasan
MCA No.	CA No. 10769, RA No.191
Mobile No.	044-28554262
Address Line 1	S3, Second Floor, No.43, Pantheon Road, Egmore, Chennai – 600 008.
State	Tamil Nadu
Pin Code	600 008
Key Projects Completed	NA

E Mail ID	anbu.faizal@gmail.com
Address Line 2	-
District	-
Year of Establishment	NA
District	Chennai
	-

Structural Engineers

Engineer Name	Mr. S.P.S. Inbarajan
If Registered in any Corporation No.	1794/2014-2015
Mobile No.	99406 50031
Address Line 1	Flat No. G2, Door No.3 Ramakrishnapuram, 3 rd Street West Mambalam
State	Tamil Nadu
Pin Code	600 033
Key Projects Completed	NA

E Mail ID	ournace@gmail.com
Address Line 2	
District	Chennai
Year of Establishment	NA
District	Chennai

If it is other than Residential

Office / Shops /
Departmental Stores etc.,

NA

Carpet area (Sq Mt)

NA

Area of exclusive Open
terrace if any (Sq Mt)

NA

Total Floor Area

NA

Available for Sale

NA

Area of exclusive
balcony/verandah (Sq Mt)

NA

External Development Work

Road System

Highways / Corporation /
Other Roads

Panchayat Road

Sewage and Drainage
System

Individual Septic Tank

Solid Waste Management
and Disposal

-

Water Supply

Individual Borewell

Electricity Supply
Transformers and Sub
Station

TANGEDCO

Project Bank Details - NA

Bank Name

Account No

State

Branch Name

IFSC Code

District

Project Contractors

Contractor Name	Own Construction	E Mail ID	
Registered in any Govt Dept			
Address Line 1		Address Line 2	
State		District	
Pin Code		Year of Establishment	
Key Projects Completed			

Attached Documents

Balance Sheet (Preceding Financial Year)	ATTACHED (FOR 2018-19)		
Audited Profit Loss Statement	ATTACHED (FOR 2018-19)		
Director's Report	NA		
Cash Flow Statement	NA		
PAN Card	ATTACHED		
DC Advice Letter	NA since Revised Proposal		
Approved Letter	ATTACHED		
Planning Permit	ATTACHED		
Building Permit	ATTACHED		
Completion Certificate	NA		
Approved Layout Plan / Site Plan	ATTACHED	Proforma for Sale / Construction Agreement	ATTACHED
Land Documents (Final) & Location	ATTACHED		

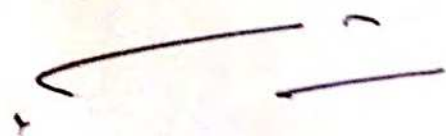
Brochure of Current Project	NA	Project related Documents - Specification	ATTACHED
Declaration	ATTACHED	Sale Agreement	ATTACHED
Project Photo	NA		

Payment Details Rs. 1,06,724/- (Rs.20/- x 5336.20 Sq.mtr)

Payment Mode	Online transfer
Amount (INR)	Rs.1,06,724/-
DD / Cheque No	-----

Bank Name	Axis Bank
Branch	Perungudi Branch
Attach Scan Copy	Challan Attached

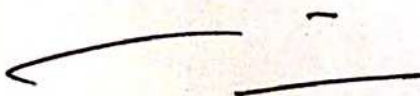
- Except Aadhaar Card Number, All other information will be added to public domain
- [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my/or] Knowledge and belief and nothing material has been concealed by [me/us] therefrom



Details of the Project

Camellia is an individual Villa project of 58 units. Out of 58 units, we have already obtained registration for 7 units Vide TNRERA Registration No. TN/01/Building/0092/2017 dated 03.10.2017. Now, we are applying with TNRERA for registration of 40 Units since, the remaining 11 Units are already sold out. The total cost of 40 Units expected to be approximately Rs. 30 Crores.

for **Deluxe Apartments & Buildings Co.,**


(A. Jenix Dev Singh)

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.

