

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,
1st Floor, 1-A Gandhi Irwin Road, - 2954
Egmore, Chennai - 600008



Sir,

We hereby apply for the grant of registration of our Project "Kochar's Neetu Arjun Garden" a Group Development of 4 Blocks comprising Stilt + 5floors Residential Building with 138 dwelling units (Block A- 28 dwelling units and Multi-purpose hall with GYM & Indoor Games, Block B- 40 dwelling units, Block C- 40 dwelling units, Block D- 30 dwelling units) to be set up at Tharapakkam Main Road, Gerugambakkam, Chennai comprised 7504.24 Sqmt as per Document and 7500.0 Sqmt as per Patta in S.No. 394/2, 396/2, 401/2, 404/1B, 404/2, Gerugambakkam village, within in the Kundrathur Panchayat Union.

1. The requisite particulars are as under:-

- (i) Status of the applicant, : - **COMPANY**
(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

Name	KOCHAR HOMES PVT LTD
Address	No. 24/12 Raghavaiah Road, T.Nagar, Chennai - 600 017.
Copy of registration certificate	Enclosed..Annexure No.I
Main objects	Carry on Construction and Sale of Residential Apartment
Name, Photograph and address of chairman of the Governing body/ Directors etc.	Enclosed... Annexure No. II
Pan No	AADCK8544M
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	Bank Name : IndusInd Bank Ltd Branch Name/Address: No.5/6, (Old No.3/2), Swethambar, Bazullah Road, T.Nagar, Ch-17 Main Account No : 201000381571 Master Collection Account No : 250010032020 RERA Designated Account No : 250009032020 IFSC Code : INDB0000328 MICR Code : 600234013

For KOCHAR HOMES PVT. LTD.

S. J. + + +

DIRECTOR

Details of project land held by the applicant	Kochar's Neetu Arjun garden Project Land situated at Tharapakkam Road, Gerugambakkam, Chennai comprised in S.No.394/2,396/2,401/2,404/1B,404/2, Gerugambakkam village, within in the Kundrathur Panchayat Union. Joint development Project POA Documents no 7988/2019
Details of Approval obtained from various competent Authorities for commencing the project	Enclosed Annexure No. III
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 Annexure No. IV
Agency to take up external development works Local Authority(exact authority or any agreement to the Authority)/Self Development	Self Development
Registration Fee by way of a demand draft dated 13/03/2020 drawn on Indusind bank bearing DD no 546658 for an amount of Rs 2,95,000/- calculated as per sub-rule(3) of rule 3	Enclosed Annexure No. V
Any other information the applicant may like to furnish	Nil

(ii) We enclose the following documents in triplicate, namely;

Authenticated copy of PAN card of the promoter	Enclosed Annexure No. VI
Audited balance sheet of the promoter for the preceding financial year	Enclosed The Balance sheet for the Year 2018-19 Annexure No. VII
Copy of 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	Copy of POA and Patta Enclosed Annexure No. VIII

For KOCHAR HOMES PVT. LTD.

S. J. +

DIRECTOR

title, if such land is owned by another person	
The details of encumbrance 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 Annexure No. IX
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, as the case may be, entered into between the promoter and such owner and copied of title and other documents reflecting the title of such owner on the land proposed to be developed	Joint Development
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	Enclosed Annexure No. X
The sanctioned plan, layout and specification of the proposed project or the phase thereof and the whole project as sanctioned by the competent authority	Enclosed Annexure No. XI
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 Annexure No. XII
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 Annexure no XIII

For KOCHAR HOMES PVT. LTD.

S. V. + + + + +

DIRECTOR

Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Enclosed Annexure no XIV
The number, type and 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	Enclosed Annexure no XV
The number and areas of covered parking available in the project	Enclosed Annexure no XVI
The number and areas of open parking areas available in the project	Enclosed Annexure no XVII
Details of undivided shares pertaining to the project	Enclosed Annexure no XVI
The name, addresses, phone numbers, email ids and registration details of real estate agencies, if any for the proposed project	Nil
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	Enclosed Annexure No XVIII
A DECLARATION in FORM 'B'	Enclosed

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

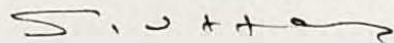
Date:

Place: Chennai



Yours Faithfully

For **KOCHAR HOMES PVT.LTD**



Managing Director



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

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+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.

