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

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

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

4407

The Real Estate Regulatory Authority

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

3rd Floor (East Wing), CMDA, 'Thalamuthu-Natarajan Maaligai'

No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 16 SEP 2020 TNRERA CHENNAI

Sir,

We hereby apply for the grant of registration of our project **"CLOUD GRAZE",** at Plot No: 12,13 & 14, Door No :12,13 & 14/1 & 2, R.K.Shanmugam Salai,(Door No.12,P.T. Lakshmana Salai) K.K.Nagar, Comprised in T.S.No.1,4 & 6,Old No: 394/1(PT) in Block No.104 (42 Dwelling Units) of Kodambakkam Village, Chennai District, Chennai within the limit of Greater Chennai Corporation.

1. The requisite particulars are as under:-

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

(a) Name - **M/S. BAASHYAAM CONSTRUCTIONS PVT. LTD**

(b) Address – **No.87, G N Chetty Road, T.Nagar, Chennai - 600 017**

(c) Copy of registration certificate - **Refer Annexure attached.**

(d) Main objects - Main object of the company is Real Estate – **Constructing mainly Villas, Residential & Commercial Buildings**

(e) Name, photograph and address of chairman of the governing body / partners / directors etc - **List of Directors and their addresses enclosed as per Annexure B**

(i) PAN No. **AACCB4376P - A copy enclosed as per Annexure attached.**

(ii) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained - **Name:** AXIS BANK, Account Number: 920020058375324, IFSC Code: UTIB0000014, TNAGAR, CHENNAI – 600017.

BAASHYAAM CONSTRUCTIONS PVT. LTD. CHENNAI 600 017

(iii) Details of project land held by the applicant – **"CLOUD GRAZE" Situated at RK Shanmugam Salai, Comprised in T.S.No. 1,4 & 6 in Block No.104 in Old Survey No.394/1(PT) Block:104, (42 Dwelling Units) of Kodambakkam Village, Chennai District, Chennai within the limit of Greater Chennai Corporation.**

(iv) Details of Approval obtained from various Competent Authorities for commencing the Project-**Enclosed Approval Letter – Refer Annexure attached.**

(v) 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 - **Brief Details of the Projects launched by the promoter in the last Five Years enclosed - Refer Annexure attached.**

(vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development -

1. **Road System: Internal Pathways – Self Development**
2. **Sewage & Drainage System: To Connect with existing Sewer Main Available In Road.**
3. **Water Supply – Chennai Water Board (CMWSSB)**
4. **Electricity Supply Transformers & Sub Station - Electricity to be supplied by Tamil Nadu Electricity Board (TNEB)**

(vii) Registration fee by way of a Axis Bank DD dated 19th August 2020 ,bearing No.123015 for an amount of **Rs.1,44,000/-** calculated as per sub-rule (3) of rule 3 - **Refer Annexure attached.**

(viii) Any other information the applicant may like to furnish – **Nil.**

2. We enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter - **AACCB4376P - A Self attested copy is enclosed as per Annexure attached.**

(ii) audited balance sheet of the promoter for the preceding financial year - **Audited copy of the Balance sheet has been enclosed as per Annexure attached.**

(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 - **A copy of the Legal Title Report is enclosed as per Annexure attached.**

(iv) The details of encumbrances on the land on which development is proposed

BAASHYAAM CONSTRUCTIONS PVT. LTD. CHENNAI 600 017

including any rights, title, interest or name of any party in or over such land along with details - **Enclosed as per Annexure attached.**

(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 – **Patta attached.**

(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 – **Annexure attached-Drawing**

(vii) (the sanctioned plan, layout plan and specifications of the proposed project or the v phase thereof, and the whole project as sanctioned by the competent authority -

•i **A list of specification of the Project is enclosed as per Annexure attached.**

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(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 - **Plan of Development works including proposed facilities is enclosed as per Annexure N**

(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 – **Annexure attached.**

North By: **Dr.Lakshmanasamy Salai(48 Feet Road)**

South By: **Plot No: 15,Comprised in T.S.No:9**

East By: **Plot Nos:131,132,133,134 & 135 Comprised in T.S.No:2,3,5,7 and 8 1St Sector, K.K.Nagar**

West By: **80 Feet Wide Road(R.K.Shanmugham Salai)**

proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:

(x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the

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exclusive open terrace areas with the apartment, if any:

(xi) the number and areas of garage for sale in the project:

(xii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **2915(Covered consists of Stilt,Basement 1 & 2) Open 239.**

(xiii) the names and addresses of his real estate agents, if any, for the proposed project:**Nil**.

(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Annexure Attached**.

(xv) a declaration in Form-B **Annexure Attached.**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

(i)
(ii)
(iii)

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

Yours faithfully,

Date:

Place:

Signature and seal of the applicant(s)

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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

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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.