

RE

REGULATORY RECORD

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Jain Housing & Constructions Ltd.

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT



1251

To
The Real Estate Regulatory Authority
ThalamuthuNatarajan Building
No.1, Gandhi Irwin Road
IIIrd Floor, East Wing,
Chennai - 600 008



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at S.No. 65/1A, 1B, 669/8A, 8B, 9, 670/5, 6, 7, of Pallikaranai Village, on the Pallavaram - Thoraipakkam 200 Feet Radial Road, Sholinganallur Taluk (Formerly Tambaram Taluk), Kancheepuram District

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / Partnership firm / competent authority;

(ii) In case of individual

(a) Name -

(b) Father's Name -

(c) Occupation -

(d) Permanent address -

(e) Photograph -

(F) Mobile No.

(G) Email id

Suresh Tiwari

Late Sri Ram Naresh Tiwari

Liaison Manager, Jain Housing & Constructions Ltd.

98/99, Habibullah Road, T.Nagar, Chennai - 17

Attached

9791037372

suresh_lasnchn@jainhousing.co.in

1. C.V. Sundaraj

2. S. Umamaleswari

3. R. Pushpa

4. [Signature]

5. R. [Signature]

6. V. Anandalekshmi

7. [Signature]

8. K. [Signature]

For JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorized Signatory

CIN : U45201TN1994PLC029036

Corporate Office : No. 98/99, Habibullah Road, T. Nagar, Chennai - 600 017.

Ph. : 044 - 4679 1111 Fax : 91-44-2461 3077

E-mail : enquiry@jainhousing.com Website : <http://www.jainhousing.com>



Jain Housing & Constructions Ltd.

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Or

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

- (a) Name : Jain Housing & Constructions Ltd.
(b) Address : 98/99, Habibullah Road, T. Nagar, Chennai 600 017.
(c) Copy of registration certificate : N.A
(d) Main objects : Flat Promoters, & Land developers

(e) Name, photograph and address of: Mr. Sachin Mehta- Director
Chairman of the governing body / Mobile No- 96001-82812
Partners / directors etc. Email –
sachinmehta_mgmt@jainhousing.co.in



(iii) PAN No. : Attached

(iv) Name and address of the bank banker with which account in terms of section 4 (2)

(I)(D) of the Act will be maintained

HDFC Bank Ltd., Habibullah Road, T.Nagar, Chennai - 600017, Current A/C No. 57500000435216, for Jain Housing & Constructions Ltd., for the project name Jain's Anarghya.

(v) Details of project land held by the applicant

Attached – Approved Plan

The present submission is towards Registration of residential project namely Jain's ANARGHYA, developed in 2 blocks - Block A Stilt Floor + 15 Floors residential Building with 150 Dwelling Units, Block B (Service Block) with Stilt floor + 2 floors Utility Block with Gym, Switch Gear Room, AHU, of flats covering 8388.05 sq.m. Carpet area and total area of 11966.09 sq.m (Comprising of Carpet Area + Balcony + Proportionate share in Common area) with provisions of 83 nos. of car parking.

1. C.V. Sundararaj
2. S. Umamaheswari
3. R. Pushpa

5. R. Prabha
6. V. Anandalekshmi
7. K. Suresh Kumar
8. K. Suresh Kumar

9. K. Suresh Kumar
10. K. Suresh Kumar
11. K. Suresh Kumar

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(vi) 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.

The required details are attached

(vii) Agency to take up external development works

Tamilnadu Electricity Generation & Distribution Co. Ltd. (TANGEDCO)

(viii) Registration fee by way of demand draft dated _____, drawn on The _____ Bank _____ Branch, Chennai, bearing DD.No. _____ for an amount of Rs. 2,16,200/- (Rs. Two Lakhs Sixteen Thousands two hundred only Only), calculated as per sub-rule (3) of rule 3;

Photo copy of Demand Draft is attached.

(ix) Any other information the applicant may like to furnish

No.

1. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter

Attached.

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years

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.

1. C.V. Sundararaj
2. S. Umamaheswari
3. R. Pushpa
4.
5. R. Pushpa
6. V. Anand
7.
8. K. Santhoshini
9.
10.
11.
12.
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Copy of GP Opinion enclosed.

(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

No Encumbrances, Copy of EC 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;

The applicant had taken Power of Attorney with Land Owners 1. Mr. C.V. Sundarajan. 2. Mrs. Umamaheswari. 3. Mrs. Pushpa. 4. Mr. Mohanraj. 5. Mr. Padmanabhan. 6. Mr. Anandraj. 7. Mr. Kuppaswamy. 8. Mrs. Samundeshwari. 9. Mr. Velmurugan. 10. Ms. Anitha and the copies of the Power of Attorney along with Patta are enclosed herewith has been executed a Sale Agreement with M/s Jain Housing & Constructions Ltd., and Mr. Suresh Tiwari Authorized to sign on behalf of M/s. Jain Housing & Constructions Ltd.,

(vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the Competent authority for each of such phases.

The following documents are attached:

- Planning Permit
- Building Permit

Handwritten signatures and names of the landowners and the authorized signatory for Jain Housing and Constructions Ltd.

Landowners' signatures: C.V. Sundarajan, S. Umamaheswari, R. Pushpa, R. Padmanabhan, Mr. Anandraj, K. Kuppaswamy, Mrs. Samundeshwari, Mr. Velmurugan, Ms. Anitha.

Authorized Signatory: Mr. Suresh Tiwari.

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(vii) 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.

The Planning Permit (PP) and Building permit (BP) has been accorded by Chennai Metropolitan Development Authority & Greater Chennai Corporation respectively for development of 2 blocks. In support of this, the following documents are attached:

- Copy of Approved Plan from CMDA & Greater Chennai Corporation - attached

The specification of the project

Attached

(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, emergency evacuation services, use of renewable energy;

Source of drinking Water – Bore Well & Metro Water supply by CMWSSB.

Sewage Disposal – Through STP & collected by CMWSSB.

Solid Waste Disposal (Garbage) – Will be collected from Apartments and disposed through Corporation.

Renewable Energy – Solar Panel will be provided at terrace floor.

Fire Fighting – Provisions will be provided as per DF & RS.

Emergency Evacuation Services - Provisions will be provided as per DF & RS

(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.

JAIN'S ANARGHYA – Google co-ordinates attached

Latitude & Longitude – Attached

Google image of the site is attached.

✓ C.V. Sundaraj

✓ S. Umamaheswari

✓ R. Pushpa

✓ *[Signature]*
R. Ramesh

✓ V. Anand

✓ *[Signature]*

✓ K. Samudheswari

✓ *[Signature]*

✓ *[Signature]*

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(x) Pro-forma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

Agreement for sale attached
Construction Agreement Attached
Allotment Letter attached

(xi) 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 exclusive open terrace areas apartment with the apartment, if any;

Statement Attached

(xii) The number and areas of Covered Parking available in the project;

24 nos. covered & 59 nos. of open Car Parking

(xiii) The number of open parking areas available in the real estate project;

NIL

(xiv) The names and addresses of the real estate agents, if any, for the proposed Project.

Yet to be appointed

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

Architect: Ravuthar Naina Mohamed: No.187, Habibullah Road, T.Nagar, Chennai - 600017.CA/2014/65902, RA NO. 704, Mobile No. 9123546351.

1. V. Anand -

2. S. Umamaheswari -

3. R. Pushpa -

4. K. Santhosh -

5. R. P. S. -

6. K. Santhosh -

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LAND OWNERS PHOTOS & DETAILS



Arthi

Arthi, 1/1, New No. 3/35, Anna Road, Periya Pannicherry Village, Chennai - 128



Velmurugan

Arthi

Velmurugan, 1/1, New No. 3/35, Anna Road, Periya Pannicherry Village,

Chennai - 128



K. Samundeswari

Arthi

Samundeswari, 1/1, New No. 3/35, Anna Road, Periya Pannicherry Village,

Chennai - 128

Arthi

Kuppasamy Photo



R. Pushpa

Arthi

Pushpa, 1/1, New No. 3/35, Anna Road, Periya Pannicherry Village, Chennai -

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Jain Housing & Constructions Ltd.



S. Umamaheswari

Mrs. Uma Maheswari D/o C.M. Vedhachalam

No.28, Veeraman Street, Thiruvallur, Chennai.



Mohanraj, S.o Late Sri Ramalingam Pillai, 1/1, New No. 3/35, Anna Road,
Periya Pannicherry Village, Chennai - 128



Anandraj, 1/1, New No. 3/35, Anna Road, Periya Pannicherry Village,
Chennai - 128

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www.jainhousing.com



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SRM 7

C.V. Sundarajan

Mr. C.V. SUNDARAJAN, S/o Late Sri Vedhachalam

No.54, Flat No. 3A, Pooram Prakasam Road, Balaji Nagar, Royapettah, Chennai - 14.



SRM 2

Padmanabhan

Padmanabhan S/o Late Sri Ramlingam Pillai, 1/1, New No. 3/35, Anna

Road, Periya Pannicherry Village, Chennai - 128

For JAIN HOUSING AND CONSTRUCTIONS LTD.

[Signature]

Authorised Signatory

Shis

CIN : U45201TN1994PLC029036

Corporate Office : No. 98/99, Habibullah Road, T. Nagar, Chennai - 600 017.

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Jain Housing & Constructions Ltd.

PROFESSIONAL DETAILS

S.No.	Details	Contractor Details	Architect/LS	Structural Engineer	Remarks
1.	Name	Jain Housing & Constructions Ltd.	Ravuthar Naina Mohamed	P. R. Jeya Prakash	
2.	Firm Name	Jain Housing & Constructions Ltd.	Jain Housing & Constructions Ltd.	KSB Consultant	
3.	Registration Details	RD/19/06/458, dt. 19.06.2019	RA/Gr.I/19/03/045, dt. 04.03.2019	SE/GR-II/19/04/042, dt. 09.04.2019	
4.	Certified in PP Applications				

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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
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