Verified RealEstate™

RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To 4953

The Real Estate Regulatory Authority
Door No.1A, First Floor,
Gandhi Irvin Bridge road,
Egmore, Chennai – 600 008.





Sir,

(i)

(ii) We hereby apply for the grant of registration of our project to be set up at DOOR NO.10 AND 12, (OLD No.69 and 70) AI block, 5th street, ANNA NAGAR, CHENNAI – 6000 040.

1. The requisite particulars are as under:-

(iii) Status of the applicant, whether individual / company / proprietorship firm / societies / **partnership firm** / competent authority; **PARTNERSHIP FIRM**

(iv) In case of individual –

(a) Name NOT APPLICABLE
(b) Fathers Name
(c) Occupation
(d) Permanent address
(e) Photograph OR

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

(a) Name :-A.R.FOUNDATIONS
(b) Address :-ACROPOLIS BUILDING, GROUND FLOOR, NO.148, DR.RADHAKRISHNAN ROAD,MYLAPORE,CHENNAI 600 004
Email:-acropolis0077@gmail.com, Contact No.97910 08872 / 9884932976
(c) Copy of registration certificate :- NO.119 DT 02.02.2015 (REGISTRAR OF FIRMS) AS PER **ANNEXURE - 1**
(d) Main objects :- Promotion of Real Estate and Construction Activities.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

1.P.AMARNATH REDDY, Managing Partner,Old Door No.20, New No.4,1st Street, Subba Rao Avenue,College Road, Chennai – 600 006.

2. . SWETHA AMARNATH REDDY, Partner,Old Door No.20, New No.4,1st Street, Subba Rao Avenue,College Road, Chennai – 600 006.

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For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorised Signatory

(iv) PAN:-AASFA0033B **AS PER ANNEXURE - 2**

(v) 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 ACCOUNT NO.57500000566445 WITH HDFC BANK LTD, R.K.SALAI BRANCH,CHENNAI-4. **LETTER FROM THE BANK ENCLOSED. AS PER ANNEXURE -3**

(vi) Details of project land held by the applicant; LAND EXTENT OF 4 GROUND AND 400 SQ.FT AT AMINIJAKARAI TALUK,CHENNAI DISTRICT,TAMILNADU COMPRISED IN TS NO.169 AND 170, BLOCK NO.1C OF NADUVAKKARAI VILLAGE,SITUATED AT DOOR NO.10 AND 12, (OLD No.69 and 70) AI BLOCK,5TH STREET,, ANNA NAGAR, CHENNAI – 6000 040.

(vii) Details of Approval obtained from Various Competent Authorities for commencing the Project:- **AS PER ANNEXURE - 4**

- CMDA PLANNING PERMISSION No.B3/2729/2014 NO.8886 DATED 02.01.2015.
- CMDA BUILDING PERMISSION NO.CEBA/WDCN08/00190/2017 DATED 06.06.2017.
- CMDA COMPLETION CERTIFICATE NO.EC/N-I/19720/2018 DATED 02.01.2019.

(viii) 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. **(AS PER ANNEXURE - 5)**

(ix) Agency to take up external development works :- NO
Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(x) Registration fee by way of a NEFT REF.NO.N265201250678070 dated 21.09.2020, HDFC BANK LTD for an amount of **Rs.34,510/40 /- (RUPEES THIRTY FOUR THOUSAND FIVE HUNDRED AND TEN AND PAISE FORTY ONLY)**calculated as per sub-rule (3) of rule 3; **(AS PER ANNEXURE -6)**

For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorised Signatory

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

WE A.R.FOUNDATIONS HAD PURCHASED THE LAND AND COMPLETED BUILDING BY REGISTERED POA AND AGREEMENT FOR SALE AS EIGHT RESIDENTAL APARTMENTS.FURTHER WE PROVIDED THE INFRSTRCUTURE FACILITIES SUCH AS ELEVATORS/GENERATOR/AIR CONDITIONERS/ELECTRICAL WORKS/PLUMBING AND SANITATION WORKS

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

(i) Authenticated copy of the PAN card of the promoter; **AS PER ANNEXURE 7**

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; **AA PER ANNEXURE 8**

(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; **REGISTERED POA AND AGREEMENT FOR SALE FOR EIGHT APARTMENTS. – AS PER ANNEXURE 9**

(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 VIDE ENCUMBRANCE CERTIFICATE ATTACHED AS PER ANNEXURE 10**

(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; **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; **AS PER ANNEXURE - 10**

(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; **AS PER ANNEXURE 11**

For A. R. FOUNDATIONS

D. Vidya Sagar Reddy ..4

Authorised Signatory

(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;
FIRE FIGHTING FACILITIY - NOT APPLICABLE.
DRINKING WATER FACILITY - METRO WATER SERVICE IS PROVIDED.
SOLID AND LIQUID WASTE MANAGEMENT FACILITY - – CONNECTED TO CMWSSB SERVICES.
EMERGENCY EVACUATION SERVICES - PROVIDED. **USE OF RENEWABLE ENERGY** - NOT PROVIDED.

(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; **AS PER ANNEXURE.**-12

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **AS PER ANNEXURE 13**

(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; **AS PER ANNEXURE 14**

(xi) the number and areas of covered parking available in the project;- 18 nos of Covered Parking - 2631.7 Sq.ft

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

(xiii) Details of Undivided Shares pertaining to the project; **AS PER ANNEXURE 14**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NOT APPLICABLE**

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For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorised Signatory

(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; **DETAILS LIST OF CONTRACTORS ATTACHED AS PER ANNEXURE 15**

(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.

Dated: CHENNAI-4
Place:21/09/2020

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

For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Autherised Signatory

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

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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.