

RE

REGULATORY RECORD

RERA Document

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Bank letter
change



Form A Form A-Registration

APPLICATION FOR REGISTRATION OF PROJECT



To
The Tamil Nadu Real Estate Regulatory Authority
3rd Floor (East Wing), CMDA
Thalamuthu-Natarajan Maaligal
No 1, Gandhi Irwin Road, Egmore
Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Shollinganallur Taluk, Chennai District, Tamil Nadu State.

1.	The requisite particulars are as under :-	
	Status of the applicant, whether individual / company / proprietorship/ firm/ societies / partnership firm / competent authority;	Not Applicable
(ii)	In case of individual	
(a)	Name	
(b)	Fathers' name	
(c)	Occupation	
(d)	Permanent address	
(e)	Photograph	
	OR	
	In case of firm / societies / trust / companies / limited liability partnership / competent authority	Company
(a)	Name	Akshaya Private Limited
(b)	Address	G-Square, 4th Floor, No-46, Rajiv Gandhi Salai, Chennai-600 096. Ph: 044-4200 8811, 98408 78811. ravindran@akshaya.com
(c)	Copy of registration certificate	Attached as Checklist Serial no: 3 (c)
(d)	Main objects	Attached as Checklist Serial no: 3 (d)
(e)	Name, photograph and address of chairman of the governing body / partners / directors	Attached as Checklist Serial no: 3 (f)
(iii)	PAN No	AAFCA 1708D
(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	
	- Bank name	HDFC BANK
	- Branch name	R.A.PURAM, CHENNAI
	- IFSC code	HDFC0000141
	- Account number	57500000057954
	- Bank address	NO.10, THIRD CROSS STREET, R.A.PURAM CHENNAI TAMILNADU 600028
(v)	Details of project land held by the applicant	
	- Plot bearing no / CTS no / survey no / final plot no	Survey Nos 57/2C2, 57/3A1, 57/3A2, 57/3B1, 57/3B2, 57/3C, 57/4B2, 67/1A1, 67/2, 67/3, 69/2A2 and 69/2A3
	- Area (in sq mtrs)	5,591.89 sq mt
	- FSI	14,900 sq mt
	- Any other relevant detail	Survey Number is for the entire Project Tango, Land area & FSI area is given for the Project Block C & E that is being registered with RERA

For AKSHAYA PRIVATE LIMITED

Authorised Signatory

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(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	1. CMDA Planning Approval dated May 30, 2014 (Checklist S.No 7 (I) (a)) 2. Approval from Tamil Nadu Fire and Rescue Services Department dated November 6, 2012 (Checklist S.No 7 (II) (a)) 3. Approval from Chennai Traffic Police dated November 25, 2013 (Checklist S.No 7 (II) (e)) 4. Environmental Clearance dated April 23, 2014 (Checklist S.No 7 (II) (i)) 5. NOC from Airports Authority of India dated December 31, 2012 (Checklist S.No 7 (II) (b)) 6. Approval from Chennai Water Supply and Sewerage Board dated December 14, 2012 (Checklist S.No 7 (II) (d))
(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. - Project name - Address of the project - Current Status - Whether any delay in completion - Details of cases pending - Type of land - Payments pending	Attached as Checklist S.No 21
(viii)	Agency to take up external development works ((exact Local Authority or any agreement to the Authority) / Self Development)	Greater Chennai Corporation
(ix)	Registration fee as per sub-rule (3) of rule 3	Registration fee paid is Rs.2,98,000/-. Refer Attached Checklist S.No 19 for working
(x)	Any other information the applicant may like to furnish.	Details of land owner are enclosed as Checklist S.No 3a
2.	I/we enclose the following documents in triplicate, namely:-	
(i)	authenticated copy of the PAN card of the promoter;	Attached as Checklist S. No 4
(ii)	audited balance sheet of the promoter for the preceding financial year.	Attached as Checklist S.No 10
(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	Attached as Checklist S.No 5
(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;	Attached as Checklist S.No 30

For AKSHAYA PRIVATE LIMITED

Authorised Signatory

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(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;	Attached as Checklist S.No 5
	(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;	Attached as Checklist S.No 7 (I)
(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;	
(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	Attached as Checklist S.No 22
(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;	
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Attached as Checklist S.No 24
(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	Attached as Checklist S.No 13
(xi)	the number and areas of covered parking available in the project;	123 nos, 1537.50 sq mt
(xii)	the number of open parking areas available in the project;	76
(xiii)	details of undivided shares pertaining to the project;	5,591.89 sq mt (for Tower C and E)
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Attached as Checklist S.No 31
(xv)	the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;	Attached as Checklist S.No 25
(xvi)	a declaration in FORM B	Attached as Checklist S.No 8

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

Dated: February 10, 2021
Place: Chennai

For **AKSHAYA PRIVATE LIMITED**

Signature and seal of the applicant(s)

Authorised Signatory

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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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.

