

RE

REGULATORY RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008



Sir,

I/We hereby apply for the grant of registration of my/our 12 Flats Redevelopment Project styled - 'ATHREYA'S RAJALAXMI' to be developed at Plot No.2 and 3, Lakshmi Nagar, 7th Street Extension, Chennai -600061, comprised in Old Survey No.63 Part as per document, New T.S. No. 38/10 Ward No.D, Block No.12 of Alandur, in Thalakanchery Village, Division 167, Zone 12 of Greater Chennai Corporation, on a land of extent 457.38 sq.meters, for which the necessary approval from the CMDA, authorities has been obtained vide their Plan Approval No. TPD-LO NO.47/85 LR NO.D2/250/85 Dated 09/03/2021,

- I. The requisite particulars are as under:-
(i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority; 10 INDIVIDUAL - LAND OWNERS - AS PER LIST ATTACHED

In case of individuals -

- (a) Name
(b) Father's Name
(c) Occupation
Permanent address
(d) Photograph

Represented by their GPA Holders ACESER TECH PRIVATE LIMITED vide their Registered General Power of Attorney in Document No. 3354 of 2020 dated 28.10.2020 in SRO, Alandur, Chennai.

- (a) Name: ACESER TECH PRIVATE LIMITED
(b) Address: Old No. 47, New No.8, Durairaj Street, Palavanthangal, Chennai- 6000114.
(c) Certificate: Certificate of Incorporation CIN No.U29253TN2013PTC089816 2012-13 dated 27/02/2013 and GST Regn Certificate 33AALCA3995L1Z5 dated 20/09/2017 is attached
(d) Main objects : Promotion of Flats, Villas, Housing Colonies, Layouts, etc.,
(e) Name, photograph and address of chairman of the governing body / partners / directors etc. List attached
(ii) PAN Numbers: ACESER TECH PRIVATE LIMITED AALCA3995L

For Acaser Tech Private Limited


Authorised Signatory

- (iii) 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 :

Indian Bank, Address Of Bank: No.43, Sakthi Nagar Main Road, Adambakkam, Chennai - 600088, IFSC Code: IDIB000A134: Account Number in Terms of Section 4(2)(1)(D): Current Account Number: 6988311044

Details of project land held by the applicant; 12 Flats Redevelopment Project styled - 'ATHREYA'S RAJALAXMI' to be developed at Plot No.2 and 3, Lakshmi Nagar, 7th Street Extension, Chennai -600061, comprised in Old Survey No.63 Part as per document. New T.S. No. 38/10 Ward No.D, Block No.12 oaf Alandur, in Thalakanchery Village, Division 167, Zone 12 of Greater Chennai Corporation, on a land of extent 457.38 sq.meters, for which the necessary approval from the CMDA, authorities has been obtained vide their Plan Approval No. TPD-LO NO.47/85 LR NO.D2/250/85 Dated 09/03/ 2021.

(iv)

T.S. NO.	Patta	EXTENT Sq.Mts.	PA DOC NO.
38 /10 Ward D block 12	717/2019	457.38	3354 of 2020 dated 28.10.2020 Regd at SRO, Alandur

- (v) Extent of Land in Square Meters and Cents. :-

PARTICULARS OF AREA IN EXTENT	SQ.MTS
TOTAL EXTENT	457.38
TOTAL FSI AREA	914.16

- (vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

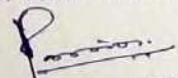
1. Approved by CMDA APPROVAL No. PPD-LO NO.47/85 LR NO.D2/250/85 Dated 09/03/ 2021,
2. Approval of Plan Permit Number - PPA/WDCN12/07699/2020 dt 09.03.2021 valid till 08.03.2026.
3. Approved Building Plan No. BA/WDCN12/01275/2021 dated 09.03.2021

(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., NONE

(viii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) SELF

(ix) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ or paid Online by NEFT Transfer from SBI, Adambakkam, Chennai - 600088, IFSC Code: SBIN0011753:Adambakkam Branch,

For Aceser Tech Private Limite


Authorized Signatory

Chennai -600088, vide UTR No. SBIN521077728413 dated 18.03.2021 for an amount of Rs.18,283/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, in favour of Tamil Nadu Real estate Regulatory Authority (TNRERA)

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

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

- Authenticated copy of the PAN card of the promoter and Power of Attorney Holder M/s Aceser Tech Private Limited Enclosed
- Income Tax Return of the promoter for the preceding financial year ended 31.03.2020 of the promoter and GPA Holder M/s. Aceser Tech Private Limited Enclosed;;
- 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; - COPY OF PATTNA ENCLOSED

Link Documents:

(A)

S.N O.	GPA Doc.No.	Date	Survey Nos.	Extent in Sq. Mts	Remarks
1.	3354	28/10/2020	TS 38/10, Ward D, Block 12	457.38	GPA ifo M/s.Aceser Tech P Ltd., by the 10 owners

S.N O.	Owners Name	Sale Deed Doc.No.	Date	Survey Nos.	Extent in Sq. Mts	Remarks
1	R. Badrinarayanan	3336/2015	2/2/2015	TS 38/10, Ward D, Block 12	57.17	GPA ifo M/s.Aceser Tech P Ltd., by the 10 owners
2	K.Krishnan	918/2016	24/02/2016		57.17	
3	R.Chandrashekar	1796/2020	12/06.2020		57.17	
4A	Mrs. Chandra	2987/1988	25/08/1988		57.17	
4B	T.Kalyanaraman	2987/1989	25/08/1989			
4C	T.Geetha	2987/1990	25/08/1990			
5	P.M.Mukundarajan	933/1990	22/03/1990		55.12	
6	S.Soundararajan	934/1990	22/03/1990		55.12	

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7	N.S.Badrirajan ✓	351/1990	8/2/1990		59.23	
8	N.L.Govindan ✓	352/1990	8/2/1990		59.23	

- (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; - ONLINE EC AS AT 20.03.2021 -ENCLOSED
- (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; JOINT VENTURE AGREEMENT DATED 31.08.2020 ENCLOSED.
- (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; NA -ONE STAGE DEVELOPMENT OF BOTH BLOCKS.
- (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; ALL APPROVALS OF CMDA-ENCLOSED AS DETAILED ABOVE.
- (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; As per arrival of Authorities - DETAILS ATTACHED
- (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; ATTACHED Details plotted on the Google Map and Certified by a Licensed Surveyor,
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN - RERA RULES and Proforma Allotment Letter attached in the Letter Head of the Promoter Aceser Tech Private Limited.
- (xi) 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; *Statement Duly Certified by Architect is Attached.*
- (xii) the number and areas of covered parking available in the project; 8
- (xiii) the number of open parking areas available in the project; NIL
- (xiv) Details of Undivided Shares pertaining to the project; Details available in the carpet area statement.

For Aceser Tech Private Limited


Authorized Signatory

- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; DIRECT SELLING BY THE PROMOTER.
- (xvi) 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 with the development of the proposed project.: DETAILS ATTACHED IN THE ENCLOSED STATEMENT.

(xvi) a declaration in FORM 'B'.

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

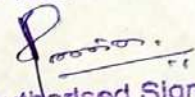
Dated: 22.03.2021
Place: Chennai

Yours Faithfully

For :Aceser Tech Private Limited

Director
Signature

For Aceser Tech Private Limited


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

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

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.

