

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
See rule 3 (2)
APPLICATION FOR REGISTRATION OF PROJECT



To,
The Real Estate Regulatory Authority,
Tamilnadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower II, CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008

Dear Sir/Madam,

I hereby apply for the grant of registration of our project to be developed at No.128, T.S.No.128/1, Block No.10, Zone No.09, Division No.109, Plot No.14, Old Door No.73, New Door No.02, Raja Veethi, Choolaimedu, Puliur Village, Chennai District, Tamilnadu-600094.

1. The requisite particulars are as under :

- | | | |
|--------------------------------------|------|---|
| (i) Status of the applicant | 7434 | : Partnership Firm |
| (ii) In case of firm - | | |
| (a) Name | | : Maliban Estates |
| (b) Address | | : Ground Floor, No.118/813, Nizara Bonanza Building, Anna Salai, Chennai, Tamilnadu-600002.
Mob.9842501113
malibanestates@gmail.com |
| (c) Copy of registration certificate | | : Enclosed |
| (d) Main objects | | : Construction & Sale of Flats |
| (e) Partners (Authorized signatore) | | |
| (i) Name | | : Muhammed Abdullah |
| (ii) Address | | : No.22, Linghi Chetty Street, Mannady, Chennai - 600001 |
| (iii) Mobile No. | | : 9842501113 |
| (iii) Email ID | | : malibanestates@gmail.com |
| (iv) Photograph | | : Enclosed |



"NIZARA BONANZA BUILDING" Door No - 118 / 813, Ground Floor, Anna Salai, Chennai -600002



044 4861 2113



malibanestates@gmail.com



www.malibanestates.com

- 3a. Details of Land Owner Only in case of Joint Venture : Nil
4. PAN No. : AAZFM5385R
- Copy Of Pan Card : Enclosed
5. Original Certificate from the bank as per the the format enclosed (sec. 4 (2)(I)(D) of the act) : Details Enclosed

Bank Details:

- Name of the Bank : ICICI Bank
- Current Account No. : 602005121148
- Address of the Bank : Chennai Main Branch, P.B.No.1610,
Dare House, Annexe 44, Moore Street,
Chennai - 600001

6. Project Address:
- a. T.S.No. : 128/1
- b. Plot No. : 14
- c. Block No. : 10
- d. Zone & Division : 9 & 109
- e. Address : Old Door No.23, New Door No.02,
RajaVeethi, Choolaimedu,
Puliyur Village, Chennai District,
Tamilnadu-600094.

- 6A. Registration Applied for (Specify the Blocks) – clearly to be mentioned in the Site Plan : Details Enclosed

7. Usage of Building : Residential Apartments
8. Extent of the Land is 340 sq.m (FSI Area 678.93 sq.m , FSI – 1.99)



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9. Details of Approval / NOC / Consent obtained from various Competent Authorities

**Planning Permit &
Building Permit Enclosed**

(f) NOC's

- i) DFRS (Fire Service)
- ii) AAI (Airport)
- iii) IAF (Indian Air Force)
- iv) PWD/WRD
- v) Traffic Police
- vi) Swimming Pool
- vii) ASI

**Not Applicable
(i) to (vii)**

10. The Total Floor Area of the Building is **678.93 sq.m** for which the payment to the made is **Rs.20/sq.m** which works out to **Rs.13578.60**

11. Registration fee by way of a NEFT Dated: 01/09/2020

From **ICICI Bank , Chennai Main Branch, P.B.No.1610, Dare House, Annexe 44, Moore Street, Chennai – 60000.1**

Mode of payment UTR No. **444957684**, For an Amount of **Rs. 13578.60 (Rupees Thirteen Thousand Five Hundred Seventy Eight and Sixty Paise Only)** calculated as per sub-rule (3) of rule 3

12. 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.

Details Enclosed

13. Plan of Development of Works

Details Enclosed

14. 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

Details Enclosed

15. Proforma of the allotment letter, agreement for sale, and the construction agreement

Details Enclosed



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16. The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace area for sale, UDS and No. of car parking in the following format
1. Area Statement Signed by Architect or Project Engineer
 2. P-line Drawing for Cad Format Given in CD

: Details Enclosed

17. Structural Stability Certificate with design calculations with words structurally is safe and sound

: Details Enclosed

18. The Names, Addresses, Phone numbers, Email ids and Registration details of the architects, structural engineers, site engineers, if any associated with the development of the proposed project

: Details Enclosed

19. Audited balance sheet of the promoter for the preceding financial year

: Details Enclosed

20. Copy of Patta / PLR / Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link document should be furnished

: Details Enclosed

21. Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)

: Details Enclosed

22. Form 'B' - in Rs.20/- stamp paper duly signed by the promoter

- a) Project Completion Date
- b) Validity of Planning Permit

: Details Enclosed

23. Total Project Cost [Land Cost (Market Value) + Development Charges (Infrastructure) + Fees Paid Charges]

: Details Enclosed

24. Details of facilities - Amenities/ Infrastructures/ (swimming pool/parks), etc., as given in the brochure. Each pages to be self-attested by the promoter.

: Nil

25. CD with all the above details in PDF format

: Details Enclosed

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

Date:

For **MALIBAN ESTATES,**

Place:

Murali Arumugam

Partner

Yours faithfully,
Signature and seal of the applicants

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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
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.

