

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

(11)

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

APPLICATION FOR REGISTRATION OF PROJECT

TO:

The Real Estate Regulatory Authority
TN RERA, Tower 2, Langs Garden Road, Ansari Estate,
Egmore, Chennai 600008

Sir,

001



I / We hereby apply for the grant of registration of my project to be set up under DOOR NO. 28, MADHAVAPURAM NORTH STREET, ALANDUR, CHENNAI - 600016,
COMPRISED IN S. NO. 30/27 Taluk ALANDUR District CHENNAI State TAMIL
NADU.

1. The requisite particulars are as under:

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:

PROPRIETORSHIP FIRM

- (ii) In case of individual:

- (a) Name: AAKASH DEVELOPERS (Prop. VEEMARAJ G)
(b) Father's Name: GUMARANDI REDDIAR
(c) Occupation: CIVIL ENGINEER
(d) Permanent address: 3362 AQ, BLOCK AF, 8TH STREET, 11TH MAIN
ROAD, ANNA NAGAR, CHENNAI 600040
(e) Photograph:



- (iii) PAN No.: AADPV8554D

- (iv) Name & address of the bank or banker with which account in terms of section (2)(l)(D) of the Act will be maintained:

PUNJAB NATIONAL BANK
AB 10, 2ND AVENUE, AB BLOCK, SHANTHI
COLONY, ANNA NAGAR, CHENNAI, TAMIL
NADU 600040

- (v) Details of project land held by the applicant:

NO. 27, DOOR NO. 28, MADHAVAPURAM NORTH
STREET, ALANDUR, CHENNAI 600016,
COMPRISED IN S. NO. 30/27 - EXT.: 334.49 SQ M

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

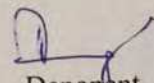
GCC (Greater Chennai Corporation)

who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

- 2 That the said land is free from all encumbrances.
OR
Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details.
- 3 That the time period within which the project shall be completed by me / promoter is 2 YEARS [JANUARY 2023]
4. That seventy per cent of the amounts realised by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

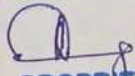

Deponent

- (viii) Location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude & longitude of the end points of the project;
- (ix) Proforma of the agreement for construction & agreement for sale proposed to be signed with the allottees;
- (x) Number, type & the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace & other common areas, if any, details of which have to be furnished separately;
- (xi) Number & areas of covered parking available in the project;
- (xii) Number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) Names, addresses, phone numbers, email ids & registration details of real estate agents, if any, for the proposed project;
- (xv) Names, addresses, phone numbers, email ids & registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants & Geo Technical Engineers, if any & other professionals or key persons, if any associated with the development of the proposed project;
- (xvi) A declaration in FORM 'B'.

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

Date: 21-12-2020
Place: CHENNAI

Yours faithfully,
For AAKASH DEVELOPERS


PROPRIETOR

Signature & seal of the applicant(s)

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
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+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.

