

RE

REGULATORY RECORD

RERA Document

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

PROPERTIES

1



Form A APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Chennai

Sirs,

I/We hereby apply for the grant of registration of my/our project **"ARIHANT SARASWATHI"** at Alwarpet, Chennai-600018 Tamil Nadu.

1.	The requisite particulars are as under:-	
(i)	Status of the applicant, whether individual / company / proprietorship / firm / societies / partnership firm / competent authority;	Partnership Firm
(ii)	In case of individual	Not Applicable
(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	Partnership Firm
(a)	Name	CRS Properties
(b)	Address & Tel No	New No.3, Old No.25 Ganapathy Colony 3rd Lane, Teynampet, Chennai - 600 018. Tel No.044-42244444
(c)	Copy of registration certificate	NA
(d)	Main objects	Promotion of Residential apartments
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc. and (All Landowners details)	Refer Annexure

For CRS Properties

[Signature]

Partners

Unit 2 Arihant Foundations

Pls Contact if any Query : V Jagan - mob no. 98410 58158

GST No.: 33AAQFC3930P1ZI

Address: No.3, Ganapathy Colony, 3rd Street, Off. Cenotaph Road, Teynampet, Chennai 600018. (Ph. No.044-42244444)



Mr. Bharat M Jain
S/o. Mr. Mangilal Jain
No.3, Ganapathy Colony 3rd Street,
Teynampet, Chennai - 600018
Email ID - bharat@arihants.co.in
Contact No. 99411-55555

(iii) PAN No AAQFC-3930P

(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

- Branch name

- IFSC code

- Account number

- Bank address

Payment through Demand draft

(v) Details of project land held by the applicant

The Project of land measuring to an extent of 2 Ground 1410 Square Feet or thereabouts (as per TSLR 2 Ground 1637 square feet), in Block No.32, situated at Teynampet Village, Mylapore Taluk, Chennai District. The Project known as **"ARIHANT SARASWATHI"**

- Plot bearing no / CTS no / survey no / final plot no

Town Survey No.1579/37, Plot No.3, Old Door No.3, New Door No.6, Srman Srinivasan lyengar Road, Alwarpet, Chennai - 600018

- Area (in sq mtrs)

576.92 Sq.m

- Any other relevant detail

NIL

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

Refer Annexure

For CRS Properties

Partners

(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.	NA (This is First Project)
(viii)	Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;	Self Development
(ix)	Registration fee by way of a demand draft dated 30.03.2022 drawn on Hdfc bank bearing no. 096927 for an amount of Rs.30,000/- calculated as per sub-rule (3) of rule 3	Refer Annexure
(x)	Any other information the applicant may like to furnish.	No
2.	I/we enclose the following documents in triplicate, namely:-	
(i)	authenticated copy of the PAN card of the promoter;	Refer Annexure
(ii)	audited balance sheet of the promoter for the preceding financial year.	NA (New Firm)
(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	The PROMOTER is the Power Agent of all that piece and parcel of land measuring to an 2 Ground 1410 Square Feet or thereabouts (as per TSLR 2 Ground 1637 square feet), being on Plot No.3, Old Door No.3, New Door No.6, Sriman Srinivasan Iyengar Road, Alwarpet, Chennai - 600018 in Block No.32, comprised in Town Survey No.1579/37, situated at Teynampet Village, Mylapore (Part 1) Town, Mylapore Taluk, Chennai District. The Promoter has entered into a Joint Development Agreement with the Land Owners.
(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;	Refer Annexure
(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 Development Agreement & GPOA Refer Annexure

For CR8 Properties



Partners

	(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;	Refer Annexure
(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;	Refer Annexure
(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.	Refer Annexure
(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;	Refer Annexure
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Refer Annexure
(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.	Refer Annexure
(xi)	the number and areas of covered parking available in the project;	5 Nos.
(xii)	the number of open parking areas available in the project;	11 Nos.

For CRS Properties

 Partners

(xiii)	details of undivided shares pertaining to the project;	Refer Annexure
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	NA
(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;	Refer Annexure
(xvi)	a declaration in FORM B	Refer Annexure

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

Dated:

Place: Chennai

For CRS Properties

Partners

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,
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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.

