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Contact person

FORM A
[Rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

9750 61669

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 10am 1pm 2pm 4pm
25 APR 2022
8533
TNRERA
CHENNAI

To,
The Real Estate Regulatory Authority
TAMILNADU

Dear Sir,

We hereby apply for the grant of registration of our residential group housing project **ASHIANA SHUBHAM PHASE IV B** to be set up at **Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet District, Tamil Nadu**.

1. The requisite particulars are as under: Developer			
i)	Status of the Applicant		**Company**
ii)	Details of the Company		
	a)	Name	**M/s Ashiana Housing Limited**
	b)	Address	• **Registered Office**: 5F, Everest 46/C, Chowranghee Road, Kolkata-700071. • **Local Office:** Local Office: No. 10, GJ Complex, First main Road, CIT Nagar, Chennai – 6000035 • **Administration Office:**304, Southern Park, Saket District Centre Saket, New Delhi – 110017
	c)	Copy of Registration Certificate as Company	Copy of Certificate of Incorporation: **Annexure 1 enclosed.**
	d)	Main objects	Main objects of the Company: **Annexure 2 enclosed.** **(Memorandum of Association and Articles of Association)**
	e)	Name, photograph and address of the Directors and Authorised Persons	Details of Directors and Authorised Persons: **3 Annexure enclosed.** **Authorized Person:** Mr.BASKARMUNUSAMY GNANAMUTHU Desigination : Vice President 

For ASHIANA HOUSING LTD.
Authorised Signatory

For ESCAPADE REAL ESTATE PVT. LTD.
Riyesh J. Bhatt
DIRECTOR

iii)		PAN of the Promoter	**AADCA9093P**
		Name and address of the Bank or Banker with which account in terms of Section 4(2)(l)(D) of the Act will be maintained	ASHIANA SHUBHAM - PHASE-IV B - HDFC BANK RAJASTAN-302 015, AC NO:59277592592592 ASHIANA SHUBHAM P4B UO AHL RERA A/C IFSC: HDFC0000027
	The requisite particulars are as under: Land owner		
	Status of the Applicant		**Company**
	Details of the Company		
	a)	Name	**M/s Escapade Real Estate Pvt Ltd**
	b)	Address	**Registered Office**: Old No.25, New No.3, Ganapathy Colony III Lane, Off. Cenotaph Road, Teynampet, Chennai 600 018. **Administration Office:** Old No.25, New No.3, Ganapathy Colony III Lane, Off. Cenotaph Road, Teynampet, Chennai 600 018.
	c)	Copy of Registration Certificate as Company	Copy of Certificate of Incorporation. **Annexure 4 enclosed.**
	d)	Main objects	Main objects of the Company : Memorandum of Association & Articles of Association. **Annexure 5 enclosed**
	e)	Name, photograph and address of the Directors and Authorised Persons	Details of Promoters and Authorised Signatories Persons. **Annexure 6 enclosed.**
		PAN of the Land Owner	**AABCE7454J**

For ASHIANA HOUSING LTD.

Authorised Signatory

ASHIANA HOUSING LIMITED CHENNAI

For ESCAPADE REAL ESTATE PVT. LTD.,

DIRECTOR

iv)	Details of Project Land	Land Owner: Escapade Real Estate Private Limited, Chennai The Project Land is 9196.63 Sq mt. (98991.70 sq. ft.) under Survey Numbers 390/2A Pt, 390/2B1 Pt, 390/2B2 Pt, 390/2B3 Pt, 390/3A Pt, 390/7A, 390/7B Pt, 390/8, 394/1 Pt, 390/2C Pt, 394/2D Pt, 394/2E, 394/2F, 394/3 Pt, 394/4 Pt, 394/5A Pt, 394/5B Pt, 394/6 Pt and FSI Area 15987.23 Sq mt. For Blocks A, D and F, as per DTCP proceedings letter **Na.Ka 5350/19/CZ3, dated 26.12.2019** situated at **Sengundram** Village, **Govindapuram** Hamlet, Maraimalai Nagar Municipal Limit, **Chengalpet** District **Note 1**: That the above project land area is a part and portion of the Whole Land admeasuring 45 Acres 5½ cents situated at Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet Taluk, Kancheepuram District, Tamil Nadu and having acquired from Mr. Devaraj and 72 others vide Sale Deed dated 07/05/2007, registered as Doc No. 6596/2007. The Land Owner M/s. ESCAPADE REAL ESTATE PVT. LTD has given Power of Attorney in favor of Ashiana Housing Limited for development of a residential project on the land measuring 20 acre 20 cents. Ashiana Housing contemplated to develop a senior living project namely "Ashiana Shubham" and accordingly developed/ developing Ashiana Shubham Phase I, Phase II and Phase III on one portion of 20 acres 20 cents land. Now, Ashiana has proposed another phase Ashiana Shubham Phase IV B on another portion of land measuring 9196.63 Sq. mt.
v)	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.	Detail of projects launched by the Promoter in the last five years is attached as **Annexure (7A) and (7B) enclosed**
vi)	Agency to take up external development works	External development works comprises of roads, road systems, water supply, sewage and drainage systems, electricity supply transformer, substation, solid waste management and disposal etc.

For ESCAPADE REAL ESTATE PVT. LTD.,

Priyanka J. Bleeth

DIRECTOR

For ASHIANA HOUSING LTD.,

Authorised Signatory

ASHIANA HOUSING LTD. CHENNAI

		Agencies responsible for external development work are as follows: 1. Roads and roads system: State Government Agencies, 2. Water supply: Promoter is proposing to get NOC from CGWA and till the time tanker is proposed as an alternate option. 3. Electricity supply, transformer & substation: Tamil Nadu Electricity Board - **TNEB** and Tamil Nadu Generation and Distribution Corporation Ltd - **TANGEDCO** 4. STP: Promoter (Ashiana Housing Limited)
vii)	Registration fee by way of a demand draft, as per sub-rule (3) of the rule 3 of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017	Rs. 3,19,800/- (Rs. Three Lakh, Nineteen Thousand Eight hundred only) paid through NEFT. (UTR No :**000000006310**) **Annexure 8 enclosed.**
viii)	Any other information the applicant may like to furnish	Bank Certificate: **Annexure 9 enclosed.**
2. We enclosure following documents in triplicate:-		
i)	Authenticated copy of PAN card of the Developer / Land Owner.	Authenticated copy of PAN card of the Developer / Land-Owner: **Annexure 10 enclosed.**
ii)	Audited balance sheet of the Promoter for the financial year	Copy of Audited Balance Sheet& P&L A/C of the Promoter for the following financial year **Annexure 11 enclosed**
iii)	Copy of legal title deed reflecting the title of the Promoter to the land on which real estate project is proposed to be developed along with legally valid documents with authentication of such title	That the above project land area is a part and portion of the Whole Land admeasuring 45 Acres. situated at Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet Taluk, Kancheepuram District, Tamil Nadu and having acquired from Mr. Devaraj and 72 others vide Sale Deed dated 07/05/2007, Registered as Doc No. 6956/2007 out of which the Land Owner has given Power of Attorney in favor of Ashiana Housing Limited for 20 acre 20 cents for developing residential projects on it. Copy of Sale Deed is attached as **Annexure 12 enclosed.** Copy of Patta: **Annexure 13 enclosed.** Copy of Chitta: **Annexure 14 enclosed.**

For ASHIANA HOUSING LTD.

Authorised Signatory

ASHIANA HOUSING LIMITED CHENNAI

For ESCAPADE REAL ESTATE PVT. LTD.,

DIRECTOR

iv)	Details encumbrances on land on which real estate project is proposed including any rights, title, interest or name of any party in or over such land along with details	**Annexure 15 enclosed.**
v)	Where the Promoter is not the owner of the land, consent of the owner of the land along with Collaboration Agreement, Development Agreement, Joint Development Agreement or any other agreement as the case may be and copies of title and other documents reflecting the title and other documents reflecting the title of such owner on the land proposed to be developed.	The Land Owner has given an Irrevocable Power of Attorney in favour of Promoter vide a registered doc.no 14815/2014 attached as **Annexure 16 enclosed.**
vi)	Authenticate copy of approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of approvals and commencement certificate from the competent authority for each such phase	Copy of Approvals and Commencement Certificate attached as under: - 1. DTCP Proceedings No **Na.Ka5350/19/CZ3**, dated.26/12/2019 **Annexure 17 enclosed.** 2. Maraimalai Nagar Municipality Building Permission Proceedings No. **Na.Ka.20/2020/அ1**, dated 13.01.2020 **Annexure 18 enclosed.** 3. Environmental Clearance Letter No. **SEIAA/TN/F.3814/EC/8(a)/435/2015** dated 18/12/2015: **Annexure 19 enclosed.** 4. Forest NOC bearing No. 5438/2013/D dated 25.07.14: **Annexure 20 enclosed.** 5. Tehsildar NOC No.4340/2006/ **அ1** Dated 23/06/2006: **Annexure 21 enclosed.** 6. CTE order No. 2001121958394, dated 19.02.2020 and CTE order no. 2001221958394, dated 19.02.2020. **Annexure 22 enclosed.**
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	1. Sanctioned Layout Plan for the Project Land admeasuring 9,196.63 sq. mtr. with clear demarcation of Phase IV B: **Annexure 23 enclosed.** 2. Details of Common areas and facilities to be developed in the Whole Project/ Project: **Annexure 24 enclosed.**

For ASHIANA HOUSING LTD.

Authorised Signatory

ASHIANA HOUSING LIMITED CHENNAI

For ESCAPADE REAL ESTATE PVT. LTD.,

Piyush J. Bleeth

DIRECTOR

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, emergency evacuation services, use of renewable energy	The detailed plan of Development works: **Annexure 25 enclosed.**
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	Latitude/ Longitude for the Whole Project Ashiana Shubham – Phase IV B- **Annexure 26 enclosed.** North - 12.762099, 80.043601 West - 12.761030, 80.042921 South - 12.760430, 80.043628 East - 12.761105, 80.044044 The location details of the Project: **Annexure 27 enclosed**
x)	Pro forma of allotment letter, agreement to sale, and the conveyance deed proposed to be signed with the allottees.	Allotment Letter: **Annexure 28 enclosed.** Construction Agreement: **Annexure 29 enclosed.** UDS Agreement: **Annexure 30 enclosed**
xi)	The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any.	Details of area for sale of apartments: **Annexure 31 enclosed.**
xii)	The number and areas of garage for sale in the project	N.A
xiii)	The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project	The total number of parking to be developed in Phase-IV B of the Project is as follows- **Open Parking (Car)-176** **Open Parking (Bike): 08** Promoter represents that Planning Authority has approved 352 car parking and 88 Two-Wheeler parking in Ashiana Shubham Phase IV (Phase IV further divided into two parts i.e. Phase IV A and Phase IV B). Out of the total parking, Promoter is earmarked 176 car parking and 80 Two-wheeler parking in Phase IVA and remaining 176 car parking and 8 Two-Wheeler parking shall be developed in Phase IV B. For day-to-day comfort of residents, out of 176 car parking in Phase IVA, Promoter has earmarked one car parking reserved for each three BHK and two BHK units aggregating to 140 car parking in Ashiana Shubham Phase IV B and 4 car parking shall be available for one BHK (865 sq.ft.) units in Ashiana Shubham Phase IV A and balance 32 are visitor car parking. Promoter represents that Promoter has planned 40 car parking for 1 BHK units in Ashiana Shubham Phase IV. Out of the 40 car parking earmarked for 1 BHK units, 36 car parking shall be designated in Ashiana Shubham Phase IV A and balance 04 nos. of car parking in Ashiana Shubham Phase IVB.

For ASHIANA HOUSING LTD.

Authorised Signatory

ASHIANA HOUSING LIMITED CHENNAI

For ESCAPADE REAL ESTATE PVT. LTD.,

DIRECTOR

xiv)	The names and addresses of his real estate agents, if any, for the proposed project	N.A.
xv)	The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project	Details of Technicians: **Annexure 32 enclosed.**
xvi)	A Declaration in "Form B"	**Annexure 33 enclosed.**

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

Yours faithfully,

For Ashiana Housing Limited

BASKAR MUNUSAMY GNANAMUTHU
VICE PRESIDENT, Chennai

ASHIANA HOUSING LIMITED CHENNAI

For Escapade Real Estate Pvt Ltd

PIYUSH J BHATT
DIRECTOR

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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

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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.