

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority,
1st Floor, 1-A Gandhi Irwin Road,
Egmore, Chennai - 600008



Sir,
We hereby apply for the grant of registration of our Project "TIL PARK" with Basement Floor + GF (Part) + Stilt Floor (Part) + 4 Floors (Commercial) buildings at No. 50/1 Anna Salai (Pathari Road), Thousand Lights, Chennai 600 06, comprised 3226.40 Sq.mt as per Document and 3226.50 Sq.mt as per Patta comprised in R.S No. 32/16, 32/19, 32/20 of Block No. 5 and 35/159, 35/161 of Block No. 6, Nungambakkam Village, Egmore Taluk, Chennai District

1. The requisite particulars are as under: -

- (i) Status of the applicant: **COMPANY**
(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

Name	M/s YASHREY & M/s Just Rental Holdings LLP
Address	No.50/1, Basement, Cathedral Road, Chennai 600 086.
Father's Name	Narayanan Purohit
Occupation	Lease of Office Building
Permanent Address	No.50/1, Basement, Cathedral Road, Chennai 600 086.
Photograph	Enclosed as Annexure No - T
Pan No	AAECF1837F & AAOFJ9487G
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	JUST RENTAL HOLDING LLP Bank Name : ICICI Bank Branch Name: MONTIETH ROAD Account No : Main Account 321905000641 RERA RETENTION ACCOUNT- 321905000639 RERA COLLECTION ACCOUNT-321905000640 IFSC Code : ICIC0003219 MICR Code : 229129

For JUST RENTAL HOLDINGS LLP

Narayana

Authorised Signatory

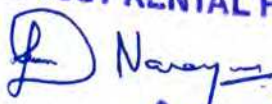
For YASHREY

J. P. Ramani

Authorised Signatory

	YASHREY Bank Name : HDFC Bank Branch Name: Nungambakkam High Road Account No : Main Account 50200069633637 RERA RETENTION ACCOUNT- 50200069633041 RERA COLLECTION ACCOUNT- 50200069637827 IFSC Code : HDFC0000082 MICR Code : 600240006
Details of project land held by the applicant	Project " TIL PARK " with Basement Floor + GF (Part) + Stilt Floor (Part) + 4 Floors (Commercial) building, at No.727, Anna Salai (Pathari Road), Thousand Lights, Chennai 600 06
Details of Approval obtained from various competent Authorities for commencing the project	Enclosed as Annexure No - <u>9</u>
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	Nil
Agency to take up external development works Local Authority(exact authority or any agreement to the Authority)/Self Development	Self Development
Registration Fee by way of a demand draft dated <u>29/5/2022</u> drawn on <u>TNRERA, CHENNAI</u> bearing no. <u>504050</u>for an amount of Rs.3,49,100/-/- calculated as per sub-rule(3) of rule 3	Enclosed as Annexure No - <u>1</u>
Any other information the applicant may like to furnish	Nil

For JUST RENTAL HOLDINGS LLP


Authorised Signatory

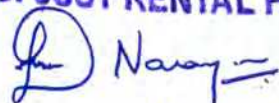
For YASHREY


Authorised Signatory/Partner

(i) We enclose the following documents in triplicate, namely;

Authenticated copy of PAN card of the promoter	Enclosed as Annexure No - <u>TA</u> .
Audited balance sheet of the promoter for the preceding financial year	Enclosed as Annexure No
Copy of 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	Enclosed as Annexure No - <u>III</u>
The details of encumbrance 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	Enclosed as Annexure No - <u>III A</u>
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, as the case may be, entered into between the promoter and such owner and copied of title and other documents reflecting the title of such owner on the land proposed to be developed	NA
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	Enclosed as Annexure No - <u>II A</u>
The sanctioned plan, layout and specification of the proposed project or the phase thereof and the whole project as sanctioned by the competent authority	Enclosed as Annexure No - <u>II A</u>
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	Enclosed as Annexure No - <u>VII</u>
The location details of the project with clear demarcation of land dedicated for the project	Enclosed as Annexure No - <u>IX</u>

For JUST RENTAL HOLDINGS LLP

 Navy

Authorised Signatory

For YASHREY

 J.P. Ramakrishna

Authorised Signatory/Partner

along with its boundaries including the latitude and longitude of the end points of the project	
Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Enclosed as Annexure No - 72
The number, type and 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	Enclosed as Annexure No - 72A
The number and areas of covered parking available in the project	Enclosed as Annexure No - 72A
The number and areas of open parking areas available in the project	Enclosed as Annexure No - 72A
Details of undivided shares pertaining to the project	Enclosed as Annexure No - 72A
The name, addresses, phone numbers, email ids and registration details of real estate agencies, if any for the proposed project	Nil
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	Enclosed as Annexure No - 72

A DECLARATION in FORM 'B'	Enclosed
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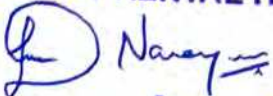
We Solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Date: 05/07/2022

Place: Chennai

Yours Faithfully

For M/s YASHREY & M/s Just Rental Holdings LLP

For JUST RENTAL HOLDINGS LLP

Authorised Signatory

For YASHREY

Authorised Signatory/Partner

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.

