

RE

REGULATORY RECORD

RERA Document

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A.R.FOUNDATIONS

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Door No.1A, First Floor,
Gandhi Irvin Bridge road,
Egmore, Chennai – 600 008.

Sir,

- (i) We hereby apply for the grant of registration of our project to be set up at Old No.16 & 16A, New No.37, Balaji Nagar First Street, Royapettah, Chennai – 600 014.

i. The requisite particulars are as under:-

- (ii) Status of the applicant, whether individual / company / proprietorship firm / societies / **partnership firm** / competent authority; **PARTNERSHIP FIRM**

- (iii) 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 -

(a) Name :-A.R.FOUNDATIONS

(b) Address :-ACROPOLIS BUILDING, GROUND FLOOR, NO.148,
DR.RADHAKRISHNAN ROAD,MYLAPORE,CHENNAI 600 004

Email:-acropolis0077@gmail.com, Contact No.97910 08872 / 9884932976

(c) Copy of registration certificate :- NO.119 DT 02.02.2015 (REGISTRAR OF FIRMS) AS PER ANNEXURE - I

(d) Main objects :- Promotion of Real Estate and Construction Activities.

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For A.R. FOUNDATIONS

D. Vidya Sagar Reddy

Authorised Signatory

1. P. AMARNATH REDDY, Managing Partner, Old Door No. 20, New No. 4, 1st Street, Subba Rao Avenue, College Road, Chennai – 600 006.

2. SWETHA AMARNATH REDDY, Partner, Old Door No. 20, New No. 4, 1st Street, Subba Rao Avenue, College Road, Chennai – 600 006.

(iv) PAN:-AASFA0033B AS PER ANNEXURE – 2

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained:-

ICICI BANK LTD. Nungambakkam Branch, Account No. 000905034485

(vi) Details of project land held by the applicant; LAND
EXTENT OF (14,316 SQ.FT) 5 GROUND AND 2316 SQ.FT AT EGMORE
TALUK, NUNGAMBAKKAM VILLAGE, CHENNAI
DISTRICT, TAMILNADU COMPRISED IN R.S.NO.85/27, BLOCK NO.15,
OLD DOOR NO.9, NEW DOOR NO.4, ANDERSON ROAD (NAWAB
HABIBULLAH AVENUE CROSS STREET, NUNGAMBAKKAM, CHENNAI
– 600 006.

(vii) Details of Approval obtained from Various Competent Authorities for commencing the Project:- AS PER ANNEXURE - 4

- CMDA PLANNING PERMISSION No:-OL-PP/NHRB/00010/2022 dated 18.07.2022
- BUILDING PERMISSION NO:-CEBA/WDCN09/00274/2022, Dated 26/08/2022

(viii) 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. (AS PER ANNEXURE - 5)

(ix) Agency to take up external development works :- NO

(x) Local Authority (exact Authority or any agreement to the Authority) / Self Development; Self Development

(xi) Registration fee by way of a NEFT REF.NO. HDFC BANK LTD for an amount of ~~calculated as~~ per sub-rule (3) of rule 3;

(AS PER ANNEXURE - 6)

For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorized Signatory

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A.R.FOUNDATIONS

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(xii) Any other information the applicant may like to furnish.:

WE A.R.FOUNDATIONS ARE THE OWNERS OF THE LAND - PROPOSED TO CONSTRUCT RESIDENTIAL APARTMENTS OF 10 UNITS. WITH ALL THE INFRASTRUCTURE FACILITIES SUCH AS ELEVATORS/GENERATOR/AIR CONDITIONERS/ELECTRICAL WORKS/PLUMBING AND SANITATION WORKS/CC TV

2. we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter; **AS PER ANNEXURE 7**

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; **AS PER ANNEXURE 8**

(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; **DOCUMENT NO.522 DATED 06.04.2022 ANNEXURE 9**

(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; **NO ENCUMBRANCES VIDE ENCUMBRANCE CERTIFICATE ATTACHED AS PER ANNEXURE 10**

(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; **NOT APPLICABLE**

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For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorised Signatory

(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;
AS PER ANNEXURE - 11

- (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; **AS PER ANNEXURE 11**
- (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;
FIRE FIGHTING FACILITY - PROVIDED
DRINKING WATER FACILITY - METRO WATER SERVICE IS PROVIDED.
SOLID AND LIQUID WASTE MANAGEMENT FACILITY -- CONNECTED TO CMWSSB SERVICES.
EMERGENCY EVACUATION SERVICES - PROVIDED.
USE OF RENEWABLE ENERGY - PROVIDED.
- (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; **AS PER ANNEXURE.-12**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **AS PER ANNEXURE 13**
- (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; **AS PER ANNEXURE 14**
- (xi) the number and areas of covered parking available in the project; --
33 nos of Covered Parking

For A.R. FOUNDATIONS
D. Vidya Sagar Reddy ...5
Authorized Signatory

- (xii) the number of open parking areas available in the project; 6
- (xiii) Details of Undivided Shares pertaining to the project; **AS PER ANNEXURE 15**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NOT APPLICABLE**
- (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; **DETAILS LIST OF CONTRACTORS ATTACHED AS PER ANNEXURE 16**
- (xvi) A declaration in FORM „B“. **ATTACHED**
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: CHENNAI-4
Place: 29/08/2022

For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorized Signatory

Yours faithfully,
Signature and seal of the applicant(s)

For A. R. FOUNDATIONS
D. Vidya Sagar Reddy
Authorized Signatory

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.

