Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

01 AUG 2022
12548

To

The Real Estate Regulatory Authority
3rd Floor (East Wing), CMDA,
Thalamuthu- Natarajan Maligai,
No.1, Gandhi Irwin Road, Egmore,
Chennai-600008.

Sir,

We hereby apply for the grant of registration of our project to be set up at **Plot No.171 & 172**, Alagiri Street, Majestic Colony, Comprised in S.No.174/1, Patta S.Nos.174/33 & 174/37,Valasaravakkam Village, Maduravoyal Taluk, Chennai District.

(i) The requisite particulars are as under:-

1. Promoters Details

(a) Name of the Company : JKB HOUSING PRIVATE LIMITED,

(b) Address : No.4/5, 2nd Main Road, Venkatasubramania Nagar, Valasaravakkam, Chennai – 600087

(c) Copy of Registration Certificate : Details Enclosed

(d) Main Object : Building Construction of Promotion

(e) E-Mail : sales@jkbhousing.com

(f) Telephone Number : 044- 24867658, 9841884156

(g) Name, photograph and address of chairman of the governing body /partners / directors etc.,





For JKB HOUSING PRIVATE LIMITED

Managing Director

For JKB HOUSING PRIVATE LIMITED

Director

(ii) PAN No. AACCJ0281D – JKB HOUSING PRIVATE LIMITED

(iii) Original certificate from the bank as per the Format to be enclosed section 4 (2)(l)(D) of the Act) – Details Enclosed

Bank Details

Name of the Bank	: CANARA BANK
Branch	: VALASARAVAKKAM - II
Current Account No	: 120001595002
Address of the Bank	: No.147, Pandian St, Alwarthirunagar, Valasaravakkam, Chennai.

(iv) Project Address

a. Old Survey No : 174/1

b. New Survey No : 174/33 & 174/37

c. Plot Nos : 171 & 172

d. Ward & Address : **Plot No.171 & 172**, Alagiri Street, Majestic Colony, Comprised in S.No.174/1, Patta S.Nos.174/33 & 174/37,Valasaravakkam Village, Maduravoyal Taluk, Chennai District

(v) Registration Applied of (Specific the Blocks)- Clearly to be mentioned in the site plan **: (Details Enclosed)**

(vi) Usage of the Building : Residential **: (Details Enclosed)**

(vii) Extant of the Land is 576.20 Sq.M (FSI Area 1346.61 Sq.m) **: (Details Enclosed)**

(viii) The total floor area of the building is 1346.61 Sq.m for which payment the payment to the made is Rs.20/- Sq.m. Which work out to Rs.27,000/- **: (Details Enclosed)**

(ix) Registration Fees by way of Demand Draft Bearing No.207119, Dated 26.07.2022, DD Amount Rs.27,000/- at Karur Vysya Bank, Valasaravakkam, Chennai-600087.

(x) Briefly details of the projects launched by the promoter in the last five years, whether already completed or being developed, as they case may be, including the current status of the said, projects, any delay in its completion, details case pending , details of types of land and payment pending etc.
: (Details Enclosed)

(xi) Plan Development of Works
: (Details Enclosed)

(xii) Locations details of the project, which demarcation of land dedicated for the project along with is boundaries including the Latitude and Longitude of the endpoints of the project
: (Details Enclosed)

(xiii) Performa of the allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction Agreement
: (Details Enclosed)

(xiv) Number, Type and carpet area of apartments for sale in the project along with the area of the execlusively balcony/ verandah/ open terrace area for sale, UDS and No.of Car Parking in the following format.

1. Area Statement signed by Architect of Project Engineer
2. P – Line drawing of flats in CADD format to be given in CD.

: (Details Enclosed)

(xv) Structural stability certificate with design calculations with words **: (Details Enclosed)**

(xvi) The Names, Address, phone numbers, email ids and registration details of the architect, structural engineer, site engineer, if any associated with the development of the proposed project
: (Details Enclosed)

(xvii) Audited Balance Sheet of the promoter for the proceeding financial year
: (Details Enclosed)

(xviii) Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA
: (Details Enclosed)

(xix) Copy of Patta/ PLR / Sale Deed, if the applicant now applied for registration is different from the planning permit obtained applicant, link documents should be furnished.

: (Details Enclosed)

A declaration Form –B **: (Details Enclosed)**

(xx) Total Project Cost (Land Cost (Market Value) + Development Charges (Infrastructure) + Fees paid charges) **: (Details Enclosed)**

(xxi) Details of facilities – Amenities/ infrastructure/ etc., as given in the brochure. Each page to be self attested by the promoter. **: (Details Enclosed)**

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

For JKB HOUSING PRIVATE LIMITED

Dated:

Place:

Managing Director

Yours faithfully,

Signature and seal of the applicant(s)

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

Verified RealEstate™

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.