

RE

REGULATORY RECORD

RERA Document

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

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

APPLICATION FOR REGISTRATION OF PROJECT



To,

The Real Estate Regulatory Authority,
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Door No. Plot No.22A, 23, 23A, 24, 24A and 25, Thevar street, Elizabath Nagar, Madavaram, Chennai - 600 051. Comprised in Old S.No.1270 & 1271/2, T.S.No.34/6,7,9,10 and 15, Block No.55, Ward - D of Madavaram village, Greater Chennai Corporation, Division No.84, Zone - III, Tamilnadu.

1.The requisite particulars are as under:-

(i) Status of the applicant - Partnership Firm

(ii) Firm

a) Name - R. K. Homes

b) Address - New No.8, E-25 First Floor, 16th Cross Street,
Besant Nagar, Chennai - 600 090

c) Copy of Registration Certificate - Enclosed

d) Main Objects on the - The business of the partnership shall be to carry

business of property development, construction of residential complex, commercial complex & Malls and also to act as Consultant, Contractor, Sub-contractor, Promoter, Developer or any other allied services and / or such other business or businesses of allied and incidental in nature, agreed among all the partners from time to time

e) Name, photograph and address of partners

For R K Homes,

Vish.M.Jeevi
Partner.

- (iii) PAN No - AAYFR8650H
- (iv) Name and address of the bank - **Bank : RBL Bank Ltd**
Branch : Parry Corner
Address : First Floor, Dass India Tower, Door No.3, Second Lane Beach, Parrys Corner, Chennai - 600 001, Tamil Nadu, India
- (v) Details of project land held by the applicant - Door No. Plot No.22A, 23, 23A, 24, 24A and 25, Thevar street, Elizabeth Nagar, Madavaram, Chennai - 600 051. Comprised in Old S.No.1270 part & 1271/2 part, T.S.No.34/6,7,9,10 and 15, Block No.55, Ward - D of Madavaram village, Greater Chennai Corporation, Division No.84, Zone - III, Tamilnadu
- vi) Details of Approval obtained from Various Competent Authorities for commencing the Project
- 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
- viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development - Corporation
- iv) Registration fee by way of a Demand Draft dated __. __. 2020 drawn on RBL Bank, Parry Corner Branch, Chennai bearing no. ____ for an amount of Rs. 36,479 - (Rupees Thirty Nine Thousand Six Hundred Seventy Nine only) calculated as per sub-rule (3) of rule 3.

For R K Homes,

Vishu H. Jais

Partner.

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

- (i) Authenticated copy of the PAN Card
- (ii) Audited Balance Sheet for Financial Year 2019 – 20 (Year Ended 31.3.2020)
- (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.
- (iv) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project.
- (v) 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.
- (vi) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (vii) 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;
- (viii) Details of Undivided Shares pertaining to the project;
- (ix) 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;
- (x) A declaration in FORM 'B'.

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

For R K Homes,

Vishu M. Jani

Partner.

Dated:

Place: Chennai

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

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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+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.

