

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamilnadu Real Estate Regulatory Authority
No.1-A, CMDA Tower - II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

We hereby apply for the grant of registration of our project "**URBAN POINT**" to be set up at Survey Number - 405/8A5B2, Devaraj Nagar Main Road, Okkiyam Thoraipakkam, Chennai District - 600 097.

1. The requisite particulars are as under:-

(i) Status of the applicant - **Company**

(ii) In case of **company**:

- (a) Name - M/s. **CENTWIN ESTATES AND INDUSTRIES PVT LTD**
- (b) Address – **New No.14, Old No.4, 10th Street, Nandanam Extension, Nandanam, Chennai - 600035.**
- (c) email id – **centwinestatesandindustries@gmail.com**, Tel No. **98410 35736**
- (d) Copy of Certificate of Incorporation - **Enclosed**
- (e) Main objects - **Real Estate Project Developers**
- (f) Name, photograph and address of chairman of the governing body / partners / directors etc. - **Enclosed**

(iii) PAN No. - **Copy enclosed**

(iv) 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 ; **ICICI Bank, T.Nagar Branch, Chennai.**

(v) Details of project land held by the applicant ; **Project site details enclosed**

For CENTWIN ESTATES & INDUSTRIES PRIVATE LIMITED

D. Sailaja
Authorised Signatory

- (vi) Details of Approval obtained from various competent authorities for commencing the Project ;

S.No	Competent Authorities	Letter No / Permit No	Date	Copy Attached Yes or No
1	CMDA	Panning permit No. PP/NHRB/134/2021/A to C	29.04.2021	Yes
2	Greater Chennai Corporation	Building permit No. CEBA/WDCN15/00221/2021	05.08.2021	Yes

- (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. - **NA - This is our first project.**

- (viii) Agency to take up external development works - **Self Development**

- (ix) Registration fee by way of a demand draft dated _____ drawn on _____ Bank bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;

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

- Authenticated copy of the PAN card of the promoter;
- Audited balance sheet of the promoter for the preceding financial year;
- 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
- 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;
- Authenticated copy of the planning permit and building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project.

For CENTWIN ESTATES & INDUSTRIES PRIVATE LIMITED

D. Sadasjee

Authorised Signatory

- (vi) The sanctioned plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
 - (vi) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities, solid waste management
 - (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;
 - (ix) Performa of the allotment letter, agreement for sale, and construction agreement proposed to be signed with the allottees;
 - (x) The names, addresses, phone numbers, email ids and registration details of the contractors, architects/licensed surveyor & structural engineers
 - (xvi) 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.

Dated: 08.11.2021

Place: Chennai

For CENTWIN ESTATES & INDUSTRIES PRIVATE LIMITED



Authorised Signatory

Yours faithfully,
Signature of the applicant

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.

