

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 (TNRERA),
1st Floor, No. 1-A, Gandhi-Irwin Bridge Road,
Egmore, Chennai – 600 008



Sir,

We hereby apply for the grant of registration of our project "Dadha Chambers" by Dadha Pharma LLP, a Commercial Building comprising Basement Floor + Stilt Floor + First Floor to 9 Floors (Typical) to be set up at New Door No.1/1, Sri Lalithapuram Street, Door No. 268, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai 600014 comprised in old R.S No. 1153/2 Part & 1153/3, New R.S No. 1153/3 and 1153/56, Block No.24, of Mylapore Village, Mylapore 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	Dadha Pharma LLP
Address	187/121, St. Marys Road, Alwarpet, Chennai 600018
mobile no: 9543569938 email id: nahul @ dadha .com	
Copy of registration certificate	Enclosed in Annexure No. I
Main objects	Carrying on construction of commercial complex and letting out the units comprised in such building got rent.

For DADHA PHARMA LLP

[Signature]

Photograph of the Director Mobile no:- 9543569938 emailid :- rahul@dadha.com	
Address of the Director	No. 7, Pebble Beach Avenue, Injambakkam, Chennai - 600115
PAN No	AAUFD6613Q
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	IDBI Bank, Old No. 245, New No. 306, Ground Floor, Avvai Shanmugam Salai, Gopalapuram, Chennai 600086
Details of project land held by the applicant	Dadha Chambers located at New Door No.1/1, Sri Lalithapuram Street, Door No. 268, Avvai Shanmugam Salai (Lloyds Road), Royapettah, Chennai 600014 comprised in old R.S No. 1153/2 Part & 1153/3, New R.S No. 1153/3 and 1153/56, Block No.24, of Mylapore Village, Mylapore Taluk, Chennai District.
Details of Approval obtained from Various Competent Authorities for commencing the Project	1. Planning Permit No. 14514 C/PP/MSB/60 (A TO C)/2021 dated 10.12.2021. 2. Building Permit No. CEBA/WDCN09/00042/2022 dated 02.02.2022
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	Nil

For DADHA PHARMA LLP

[Signature]

cases pending, details of type of land and payments pending etc.	
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 drawn on bearing DD no for an amount of Rs. <u>4,64,500/-</u> calculated as per sub-rule (3) of rule 3;	Enclosed ✓
Any other information the applicant may like to furnish.	Nil

We enclose the following documents in triplicate, namely:-

Authenticated copy of the PAN card of the promoter.	Enclosed in Annexure - <u>II</u> , <u>III</u>
Audited balance sheet of the promoter for the preceding financial year	Enclosed in Annexure <u>XIV</u>
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.	Enclosed in Annexure <u>IV</u> , <u>V</u>
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.	Enclosed in Annexure <u>VI</u>

For DADHA PHARMA LLP

9.11.24

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	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 in Annexure VIII to XII
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.	Enclosed in Annexure IX, X, XI
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 in Annexure XIX
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.	Enclosed in Annexure <u>XX</u>
Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees.	Enclosed in Annexure XXI, XXII
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.	Enclosed in Annexure XV
The number and areas of covered parking available in the project.	Enclosed in Annexure <u>XXIV</u>
The number of open parking areas available in the project.	Enclosed in Annexure XXIV
Details of Undivided Shares pertaining to the project.	Enclosed in Annexure XXIU
The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.	NAL
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	Enclosed in Annexure XXIII

For DADHA PHARMA LLP

[Signature]

professionals or key persons, if any associated with the development of the proposed project;	
A declaration in FORM 'B'.	Enclosed

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

Dated: 15.03.2023

Place: Chennai

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

For DADHA PHARMA LLP


Authorised 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

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