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REGULATORY RECORD

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Jain Housing & Constructions Ltd.

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
ThalamuthuNatarajan Building
No.1, Gandhi Irwin Road
IIIrd Floor, East Wing,
Chennai – 600 008

Sir,



I/We hereby apply for the grant of registration of my/our project to be set up S.No. 36/16B2 of Perangudi Village Sholinganallur Taluk, Kancheepuram District within the limit of Greater Chennai Corporation

The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / Partnership firm / competent authority;

(ii) In case of individual

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph
- (F) Mobile No.
- (G) Email id

Or

Shis

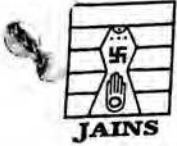
For JAIN HOUSING AND CONSTRUCTIONS LTD

[Signature]
Authorised Signat

CIN : U45201TN1994PLC029036

Corporate Office : No. 98/99, Habibullah Road, T.Nagar, Chennai - 600 017.

Ph. : 044 - 4679 1111 Fax : 91 - 44 - 2461 3077



Jain Housing & Constructions Ltd.

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name : **Jain Housing & Constructions Ltd.**
(b) Address : **98/99, Habibullah Road, T. Nagar, Chennai - 600 017.**

(c) Copy of registration certificate : **Attached**

(d) Main objects : **Flat Promoters, & Land developers**

(e) Name, photograph and address of: **Mr. Sachin Sanjay Mehta- Partner**
Partner of the governing body / **Mobile No- 96001-82812**
Partners / directors etc Email – **sachinmehta mgmt@jainhousing.co.in**



(iii) PAN No. : **Attached**

(iv) Name and address of the bank, banker within which account in terms of section 4 (2) (I)(D) Of the Act will be maintained

ICICI Bank Ltd. Bazullah Road Branch, Current A/C No.777705069994 for Jain Housing & Constructions Ltd. for the project JAINS ANTAREEKSH.

(v) Details of project land held by the applicant

Attached – Approved Plan

The present submission is towards Registration of residential project namely **Jain's ANTAREEKSH**, developed in Single block Basement + Stilt Floor + 1st Level Parking + 2nd Level Parking + 3rd floor to 19 floors residential Building with **906** Dwelling Units, of flats covering **57442.41** sq.m. Carpet area and total area of **85608.32** sq.m (Comprising of Carpet Area **57442.41** sq.m + Balcony **3254.76** sq.m + Proportionate share in Common area **15590.04** sq.m) with provisions of **820** nos. of car parking.

(vi) 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.

The required details are attached

For JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorised Signatory

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Jain Housing & Constructions Ltd.

(vii) Agency to take up external development works.

(viii) Registration fee by way of demand draft dated 07.02.2023, drawn on The ICICI Bank, T. Nagar Branch, Chennai, bearing DD.No.524558, for an amount of Rs. 15,39,416/- (Rupees Fifteen Lakhs Thirty Nine Lakhs Four Hundred & Sixteen only), calculated as per sub-rule (3) of rule 3;

Photo copy of Demand Draft is attached.

(ix) Any other information the applicant may like to furnish

No.

1. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter

Attached.

(ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years

Attached.

(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.

Copy of Patta enclosed.

(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, Copy of EC attached.

(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;

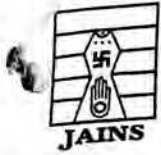
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The applicant is the Land owner and applied its own and enclosed Patta for Ownership Reference.

(vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the Competent authority for each of such phases.

The following documents are attached:

- Planning Permit
- Building Permit

(vii) 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.

The Planning Permit (PP) and Building permit (BP) has been accorded by Chennai Metropolitan Development Authority & Greater Chennai Corporation respectively for development of 1 block. In support of this, the following documents are attached:

- Copy of Approved Plan from Greater Chennai Corporation – attached

The specification of the project

Attached

(viii) 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, emergency evacuation services, use of renewable energy;

*Source of drinking Water – Ground Water & Through Corporation Tanker

*Sewage Disposal – Sewage Treatment Plant

*Solid Waste Disposal (Garbage) – Will be collected from Apartments and disposed through Corporation.

*Fire Fighting – Available as per NBE Norms

*Emergency Evacuation Services – As per NBC Norms

*Use of Renewable Energy – Solar water heater

For JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorised Signator

CIN : U45201TN1994PLC029036

Corporate Office : No. 98/99, Habibullah Road, T.Nagar, Chennai - 600 017.

Ph. : 044 - 4679 1111 Fax : 91 - 44 - 2461 3077

Email : jainhousing@gmail.com



Jain Housing & Constructions Ltd.

(ix) 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.

JAIN'S ANTAREEKSH – Google co-ordinates attached.

Latitude & Longitude – Attached

Google image of the site is attached.

(x) Pro-forma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

Agreement for sale attached

Construction Agreement Attached

Application of Allotment Letter attached

(xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any;

Statement Attached

(xii) The number and areas of Covered Parking available in the project;

565 Nos. of covered Car Parking and area 7062.50 sq.m

255 Nos. of open Car Parking and area 3187.50 sq.m

(xiii) The number of open parking areas available in the real estate project;

~~NIL~~

(xiv) The names and addresses of the real estate agents, if any, for the proposed Project.

Yet to be appointed

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

Contractor : Self (Jain Housing)

Licensed Surveyor/ Architect: Ravuthar Naina Mohamed, No. 187, Habibullah Road, T. Nagar, Chennai – 600017.

For JAIN HOUSING AND CONSTRUCTIONS LTD

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Authorised Signatory

CIN : U45201TN1994PLC029036

Corporate Office : No. 98/99, Habibullah Road, T.Nagar, Chennai - 600 017.

Ph. : 044 - 4679 1111 Fax : 91 - 44 - 2461 3077

E-mail : enquiry@jainhousing.com



Jain Housing & Constructions Ltd.

Structural Engineer: Padmanabhan, Jayam Consultant Pvt. Ltd. Add : Flat No. - F - 1, Seshadri Manor, No.1 Seshadri Street, Alwarpet, Chennai- 600018.

Engineer: JEYAKUMAR S, No. 98/99, Habibullah Road, T. Nagar, Chennai - 600017.

(xvi) A declaration in FORM 'B'

Attached Herewith.

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

Dated: 06.02.2023.

Place: CHENNAI.

Yours faithfully,

FOR JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorised Signatory

(For Jain Housing & Constructions Ltd.)

Shrs

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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.

