

RE

REGULATORY RECORD

RERA Document

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Name : U. Preetam Karthik
Designation : Director
E-Mail ID : preetamkarthik@indiabuilders.in
Phone No : 9840020301

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st floor, Tower -II, CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai -600008.



Sir,

We hereby apply for the grant of registration of project "TEJAS" at Block No.H-12, Elegant Flats, Thiruvalluvar Nagar, Thiruvannmiyur, Chennai-600 041, measuring an extent of 6959 Sq.ft as per Patta and 6951 Sq.ft as per liner measurements, comprised in Survey Nos. 215 part and 219 part, now Resurveyed and assigned S.No.215/3 part, T.S.No.273/2, Block No.64 of Thiruvannmiyur Village, Velachery Taluk, Chennai District,

- (i) The requisite particulars are as under: - **Company**
(ii) **Individual**

	Name	: T. BARGAVI
	Father Name	: Tharmaseelan
	Address	: H-12/1, Elegant Flats, Thiruvalluvar Nagar, Thiruvannmiyur, Chennai-600 041
	Phone No	: 8925812452
	Pan number	: GATPB5368D
	Email id	:
	Name	: T. SIVASHANMUGAM
	Father Name	: Thangavelu
	Address	: No.3312, 4th Cross Street East, Shenoy Nagar, Chennai-600 030
	Phone No	: 9444487864
	Pan number	: AEFPS9919D
	Email id	:
	Name	: N. RAMAKRISHNAN
	Father Name	: P.R. Naranaswamy
	Address	: H-12/3, 1st Avenue, Thiruvalluvar Nagar, Thiruvannmiyur, Chennai-600 041
	Phone No	: 9449540011
	Pan number	: AENPR2087R
	Email id	:
	Name	: D. SRIRAM
	Father Name	: Doraisamy Iyer
	Address	: No.2/73 Vadakku Akarakaram, Chandrasekarapuram, Thiruvallur, Tamil Nadu-612 804.
	Phone No	: 9384347878
	Pan number	: AAVPS8592E
	Email id	:
	Name	: LAKSHMI SRIRAM
	Husband Name	: D. Sriram
	Address	: No.2/73 Vadakku Akarakaram, Chandrasekarapuram, Thiruvallur, Tamil Nadu-612 804.
	Phone No	: 9486303564
	Pan number	: ACNPL4719Q
	Email id	:

	Name	: JEYSHANKAR (alias) JEYSHANKAR SRIRAM
	Father Name	: D. Sriram
	Address	: New No.244, Old No.160, Ramakrishna Mutt Road, Raja Annamalaipuram, Chennai-600 028
	Phone No	: 9445390624
	Pan number	: ADPPJ8478D
	Email id	:
	Name	: S. BALASURIYAN
	Husband Name	: R. Srinivasan
	Address	: H-12/5, Elegant Flats, 1st Main Road, Thiruvalluvar Nagar, Thiruvannamipuram, Chennai-600 041
	Phone No	: 9840431448
	Pan number	: AFBPB5183K
	Email id	:
	Name	: GEETHA JAYARAMAN
	Husband Name	: Jayaraman
	Address	: No.918, Sri Rama, 6th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	: 9791173741
	Pan number	: AUAPG2908H
	Email id	:
	Name	: ANIRUDH JAYARAMAN
	Father Name	: Jayaraman
	Address	: K-1402, Ajmera Infinity, Neeladri Road, Electronic City Phase-9, Bangalore South, Karnataka-560 100.
	Phone No	: 9791173741
	Pan number	:
	Email id	:
	Name	: RANJITH JAYARAMAN
	Father Name	: Jayaraman
	Address	: No.918/158, 6th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	: 9791173741
	Pan number	: AFCPJ8401P
	Email id	:

(iii) **Company**

- a. Name : India builders (Chennai) Limited
- b. Address : AA36, 3rd main road, 3rd street,
Anna Nagar, Chennai-600040.
- c. Copy of registration certificate : **Details Enclosed**
- d. Main objects : Promoters
- e. Name directors : **U. Preetam Karthik**
- f. PAN No of Director : **AQYPP0401E**
- g. Address : No. 5106/6, The Jade Junction,
15th Main Road, Anna Nagar,
Chennai -600040.
- (iv) Pan (Company) : AABCI3731Q
- (v) Name of the bank : Axis bank Ltd.,
Address of the Bank : Plot No.3635, New Door No.87,
Old No.17, 3rd Avenue,
Anna Nagar East, Chennai -600102.
- (vi) Details of Project held by applicant : **FSI 1261.40 Area Sqm**
- (vii) Details of Approval obtained from various Competent Authorities for commencing the project : **Planning permit & Building Permit Enclosed**
- (viii) 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. : **Nil.**
- (ix) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) : **Self development**
- (x) Registration fee by way of NEFT dated 02/04/2023 from Axis Bank Ltd., Anna Nagar, Chennai-600102. UTR No.AXIC230916088287 For an amount of Rs. **25,230/- (Rupees: Twenty Five Thousand Two Hundred and Thirty only)** calculated as per sub-rule(3) of rule 3 : **Details Enclosed**
- (xi) Any other information the applicant may like to furnish: **Nil**

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

- (i) Authenticated copy of the PAN card of the promoter : **Details Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year
: **Details Enclosed**
- (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
: **Details 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
: **Details Enclosed**
- (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 : **Details Enclosed**
- (vi) 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 : **Details Enclosed**
- (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
: **Details Enclosed**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy : **Details Enclosed**
- (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 : **Details Enclosed**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Details Enclosed**

- (xi) 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 : **Details Enclosed**
- (xii) The number and areas of covered parking available in the project : **Details Enclosed**
- (xiii) The number of open parking areas available in the project : **Details Enclosed**
- (xiv) Details of Undivided Shares pertaining to the project : **Details Enclosed**
- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Details Enclosed**
- (xvi) 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 : **Details Enclosed**
- (xvii) A declaration in FORM 'B' : **Details Enclosed**
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

1. T. BARGAVI <i>T. Bargavi</i>	2. T. SIVASHANMUGAM <i>T. Sivashanmugam</i>	3. N. RAMAKRISHNAN <i>N. Ramakrishnan</i>	4(i) D. SRIRAM <i>D. Sriram</i>
4(ii) LAKSHMI SRIRAM <i>Lakshmi Sriram</i>	4(iii) JEYSHANKAR <i>Jeyshankar</i>	5. S. BALASURIYAN <i>S. Balasuriyan</i>	6(i) GEETHA <i>Geetha</i>
6(ii) ANIRUDH <i>Anirudh</i>	6(iii) RANJITH <i>Ranjith</i>		

Dated: 14/03/2023

Place : Chennai

Yours faithfully
For INDIA BUILDERS (CHENNAI) LIMITED
Signature and seal of the Director
DIRECTOR

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
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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.

